

**PROCEEDINGS OF THE BROWN COUNTY
EDUCATION & RECREATION COMMITTEE**

Pursuant to Section 19.84 Wis. Stats., a regular meeting of the **Brown County Education & Recreation Committee** was held on Wednesday, June 6, 2013 in Room 200 of the Northern Building, 305 E. Walnut Street, Green Bay, Wisconsin.

Present: Chair Vander Leest, Supervisor Campbell, Supervisor Hoyer, Supervisor VanDyck, Supervisor Williams
Also Present: Lynn Stainbrook, Kathy Pletcher, Lori Denault, Neil Anderson, Doug Hartman, Scott Anthes, Troy Streckenbach, Doug Marsh, Supervisor Lund

I. Call to Order:

The meeting was called to order by Chairman Vander Leest at 5:50 p.m.

II. Approve/modify Agenda.

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to approve.

Vote taken. **MOTION CARRIED UNANIMOUSLY**

III. Approve/modify Minutes of May 1, 2013.

Motion made by Supervisor Williams, seconded by Supervisor Van Dyck to approve.

Vote taken. **MOTION CARRIED UNANIMOUSLY**

Comments from the Public None.

1. Review minutes of:

- a. Library Board (April 18, 2013).

Motion made by Supervisor Hoyer, seconded by Supervisor Van Dyck to receive and place on file. Vote taken. **MOTION CARRIED UNANIMOUSLY**

Museum

2. Budget Status Financial Report for April, 2013.

Motion made by Supervisor Van Dyck, seconded by Supervisor Campbell to receive and place on file. Vote taken. **MOTION CARRIED UNANIMOUSLY**

3. Attendance – Revenue April, 2013.

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to receive and place on file. Vote taken. **MOTION CARRIED UNANIMOUSLY**

Golf Course

4. Budget Status Financial Report for April, 2013.

Superintendent Anthes explained that at the time this report was generated, the course had not opened for the season.

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to receive and place on file. Vote taken. **MOTION CARRIED UNANIMOUSLY**

5. **Superintendent's Report.**

Anthes highlighted the following under his Superintendent's Report:

- The Brown County Golf Course was voted "Best of the Bay" for the third year in a row in the Reader's Choice Contest.
- Anthes distributed land appraisals broken down by parcel (attached), explaining the appraiser indicated that in all likelihood the land may be sold to the Oneida Tribe who does not differentiate between land types such as agricultural, residential, etc. He also informed the committee that the clubhouse and bottom parking lot sits on one of the parcels which is approximately six acres, meaning the total property to sell is in the range of 70 acres.

Chairman VanderLeest suggested that the committee digest this information and put the matter back on the agenda in two months. Supervisor VanDyck stated he spoke to the Executive regarding the possibility that another County Department (Parks, Planning) may have a need for this land and if so, they should provide their intent in writing.

Anthes noted that the farmer who crops some of the land will have to be given consideration.

- Loman Design Group – A walk through of the 19 greens needing grading has been performed with a bid to do the work for \$255,000. Anthes indicated this is a very good price as he had received another cost estimate just under \$400,000. Chairman VanderLeest asked if there are references on Links Land and Anthes stated there are.
- Greens Update – All greens were seeded with the opening of the course on April 26th with nine temporary greens available for use. The rest have recently been opened and although not perfect they are all in use. Anthes announced that beginning Monday, June 10th, rates will be \$25 for 18 holes and \$13 for nine holes.
- Trout Creek Project has not yet been paved because of wet and rainy weather. The Tribe is working with an asphalt company to get this project done as soon as possible. Anthes offered to bring pictures to the committee or suggested a walk through when the project is completed.
- Golf Course Project List – Per request, a project list was distributed and is attached. Anthes agreed to come back to the August meeting with justification and pricing for the various projects which include new forward tee boxes, bunker renovation, extension of cart paths, drain tile on all fairways, tree removal, new scoreboard, chemical/fertilizer building, landscape beds reworked and rebuilt, replacement of fairway irrigation heads, to have the parking lot resealed and repainted, a new driving range, a permanent bridge on #9, and sod on all fairway perimeters. When asked for a timeline by Supervisor Van Dyck, Anthes explained that the golf course will stay open although some greens will be shut down. During this period, rates will be reduced. The course will be shut down on July 16th to aerify greens and to install slit drainage. Sod will be removed from the collar and into the approach about 15 feet. Anthes indicated that he has taken the test to be a certified fumigator and Golf course staff will perform this task under his supervision. He estimates all greens work to be done by August 16th with growth then dependent on good weather.

Chairman VanderLeest and Supervisor VanDyck stressed the importance of timing with approval by the County Board in June. Anthes stated that all outings will be held as scheduled and that a calendar is on the golf course website.

Motion made by Supervisor Van Dyck, seconded by Supervisor Hoyer to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

Library

6. Budget Status Financial Report for April, 2013.

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

7. Replace Plaza with Garden at Central Library.

Library Director, Lynn Stainbrook, explained that the current plaza area in front of the Library has become an eye-sore and many times has become an area for people to hang out and smoke giving visitors a bad perception. The Library Board is proposing to replace the current plaza and benches with a children's vegetable garden estimated at \$15,000. Additional costs would include \$15,000 for fencing, \$2,000 to build raised beds, and an unknown cost to bring water to the area. A plan to use 2013 as a prep year - remove concrete, create the gated fence, and develop the raised beds is proposed, with the winter of 2014 used to develop curriculum, recruit children's organizations to adopt a raised bed, with opening in Summer of 2014. Input was received from UW-Extension staff who suggested that area Master Gardeners be asked to volunteer with assisting and teaching children, as well as helping with weeding and harvesting. This plan was approved by the Library Board at their May 16th, 2013 meeting with the contingency that the project be donor funded.

Comments from the committee were favorable, although Supervisor VanDyck suggested an access point from within the library rather than from outside. He also suggested that the production be donated to homeless shelters.

Motion made by Supervisor Campbell, seconded by Supervisor Williams to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

8. Director's Report.

Lynn Stainbrook distributed her written Library Report (attached) highlighting the following:

- Administrative and branch staff attended the 16th annual State of Brown County's Children's Breakfast sponsored by Start Smart of Brown County. The Library was awarded the Excellence through Partnerships for Children Award.
- All library locations participated in collecting over 28,000 items for the Brown County Homeless and Housing Coalition Help for the Homeless Drive.
- Terry Watermolen of the Library Board was awarded the Schneider National Foundation Volunteer Leadership Award at the 2013 WPS Volunteer Awards.
- USS Green Bay – The library is a community partner with the naval ship, USS Green Bay.
- Behavior Issues - A number of meetings have been held regarding behavior in the library with the Green Bay Police Department. Beginning in May Community Service Interns have

been coming in twice daily and NEW Community Shelter is also sending a social worker regularly. Supervisor VanDyck pointed out that putting signs up can encourage better behavior.

- Doug Marsh provided information relative to Central Library Projects (see attached for details) including elevator modernization, main disconnect switchgear replacement, rooftop condenser & disconnect replacement, along with the Arch Flash Study. Supervisor VanDyck asked that the public be made aware of times the library will be closed and Stainbrook explained she has worked a time table out with contractors to minimize any interference with library hours.

Motion made by Supervisor Hoyer, seconded by Supervisor Campbell to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

NEW Zoo and Park Management

9. Parks Budget Status Financial Report for April, 2013.

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

10. Resolution re: Authorizing the Purchase of WisDOT Surplus Lands for Park Purposes.

Doug Hartman explained that the WisDOT conducted a sealed bid process for purchase of surplus land at the entrance to Bay Shore Park. Brown County was the accepted high bid for this land that will be used for future Park purposes. A resolution was presented for approval which will authorize the purchase. There is a fiscal impact of \$2,400 which has been budgeted.

Motion made by Supervisor Hoyer, seconded by Supervisor Williams to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

11. Resolution re: To Approve a Consent to Easement for a Non-Exclusive Underground Electrical Line Easement Between the Wisconsin Department of Natural Resources and WE Energies.

The WDNR needs Brown County as the holder of an easement interest on the Mountain Bay Trail to consent to any easements that they generate. This underground electrical line will not affect Brown County's interest in any way. There is no fiscal impact with approval.

Motion made by Supervisor Campbell, seconded by Supervisor Van Dyck to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

12. Resolution re: To Approve a Consent to Easement for a Non-Exclusive State Trail Connector Easement Between the Wisconsin Department of Natural Resources and the Village of Allouez.

At this time Brown County is the holder of an easement interest for the construction, operation, and management of the Fox River State Trail with the State DNR. The DNR has notified Brown County that the Village of Allouez desires to construct a recreational connector trail from South Webster Avenue to the Fox River State Trail for pedestrian and bike access. Allouez will be required to maintain this area. Approval of this resolution will give Brown County's consent to the State Trail Connector Easement between the DNR and the Village of Allouez.

**Motion made by Supervisor Van Dyck, seconded by Supervisor Hoyer to approve. Vote taken.
MOTION CARRIED UNANIMOUSLY**

13. Parks Division - Assistant Director Report.

Doug Hartman provided information announcing the addition of an "Action Track Wheelchair" at the Barkhausen Waterfowl Preserve (attached). The \$11,000 needed to purchase this chair was raised by Barkhausen. The chair is an off-road wheel chair that utilizes a tracked propulsion system for maneuvering over rough ground. The chair will be available for on site use free of charge to visitors during business hours. It is extremely easy to operate and children visiting with their school will be able to use it. The chair will be dedicated on June 11th at 10 a.m. with local donors in attendance.

Supervisor Campbell noted that kayaking events are available through Barkhausen on the Suamico River and on the Bay of Green Bay. Staff member, Matt Kriese, is a certified instructor.

Supervisor VanDyck asked if there any plans for paving additional sections of the Fox River bike trail. Hartman indicated there is a goal to pave 11 miles of pavement of which 3 are left to reach Greenleaf. He informed the committee that the cost to pave one mile is \$150,000 to \$200,000.

Hartman also distributed his written report (attached) related to activities at Neshota, Bay Shore, and Pamperin Parks along with special events, grant applications and CTH B/Velp Avenue Construction. He informed the committee that the Park Office will move to the UW-Extension building on June 15th.

Motion made by Supervisor Van Dyck, seconded by Supervisor Williams to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

14. Zoo Budget Status Financial Report for April, 2013.

Motion made by Supervisor Williams, seconded by Supervisor Hoyer to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

15. Request from N.E.W. Zoological Society, Inc. for the waiver of the contract fee and admission fee for Feast with the Beast.

A request from Judy Krawczyk, President of the N.E.W. Zoological Society, for a waiver of fees was addressed. She explained that the Zoological Society will be hosting the 14th annual "Feast with the Beasts" on Monday, August 5, 2013 from 6 p.m. to 8 p.m. This event is in conjunction with the Wisconsin Restaurant Association to create awareness and raise funds for educational programs at the Zoo. Liability insurance will be through Green Bay Insurance Center and an application for a Picnic License will be applied for through the Town of Suamico.

Motion made by Supervisor Van Dyck, seconded by Supervisor Campbell to approve. Vote taken. MOTION CARRIED UNANIMOUSLY

16. Approval of low bid of \$31,500 from Decker Lumber & Supply, Inc. for project 1692 – Replace Roof on New Zoo Visitors Center.

Bids to replace the roof on the NEW Zoo Visitor Center were received from Energy Services, Corrigan's CBS, Decker Lumber & Supply, LaPlant Metal Roofs, and Northern Metal & Roofing Company. Recommendation was to award to the low bidder Decker Lumber & Supply in the amount of \$31,000.

Motion made by Supervisor Williams, seconded by Supervisor Van Dyck to approve the low bid of Decker Lumber & Supply, Inc. in the amount of \$31,500.00. Vote taken.

MOTION CARRIED UNANIMOUSLY

17. Budget Adjustment (13-38) Increase in expense with offsetting increase in revenue.

This transfer will place money from the Building and Land Acquisition (special revenue) fund balance into the grounds repair account to cover expenses for the renovation of land after logging operations. The logging of a section of Reforestation Camp property needs to have stumps removed, ground leveled and topsoil installed to make this area useable for Park purposes in the future. The logging revenues were placed into the Building and Land Acquisition account, so the funds necessary (\$7,000) to rehab this area are being requested from this fund as well.

Motion made by Supervisor Hoyer, seconded by Supervisor Campbell to approve. Vote taken.

MOTION CARRIED UNANIMOUSLY

18. Zoo Monthly Activity Report for April, 2013.

a. Operations Report for April, 2013.

i. Admissions, Revenue, Attendance Report.

ii. Gift Shop, Mayan Zoo Pass Revenue Report.

Neil Anderson reported that numbers for admissions, revenue, and attendance are similar to those in 2011 and that numbers for the gift shop, and Mayan Zoo

Passes are also similar. The month of May has seen many school bus trips with children attending Zoo activities and using the facility.

b. NEW Zoo Education & Volunteer Programs Report.

The Education and volunteer program report was distributed and is attached with Anderson explaining the impact of on-site programs with the new education building. He stated that this building has offered an opportunity to increase the use of unpaid college interns and that the facility is now paying dividends.

c. Zoo Animal Collection Report for April, 2013.

The NEW Zoo has acquired a new male elk.

d. Zoo Director's Report.

In addition to other matters, Mr. Anderson reported the following:

- The NEW Zoo has earned Travel Green Wisconsin Certification created by the Wisconsin Department of Tourism. Supervisor VanDyck suggested that this award be prominently noted in the lobby as it shows that the Zoo is on the right track
- HVAC system has been replaced in the research center
- Work continues on the Zoo Interactive Map
- Conservation and sustainability activities have offered over \$1 million in PR and marketing opportunities.

Motion made by Supervisor Hoyer, seconded by Supervisor Williams to suspend the rules and take Items 18 a – d together. Vote taken.

MOTION CARRIED UNANIMOUSLY

Motion made by Supervisor Van Dyck, seconded by Supervisor Campbell to receive and place on file Items 18 a-d. Vote taken. MOTION CARRIED UNANIMOUSLY

Resch Centre/Arena/Shopko Hall

19. **Complex Attendance for the Brown County Veterans Memorial Complex.**

Motion made by Supervisor Van Dyck, seconded by Supervisor Campbell to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

Other

20. **Audit of bills.**

Motion made by Supervisor Van Dyck, seconded by Supervisor Campbell to pay the bills. Vote taken. MOTION CARRIED UNANIMOUSLY

21. **Such other matters as authorized by law.**

Future Meetings: 1st Thursday of the month – 5:15 p.m.

July – Museum

August – Brown County Fair

September – Barkhausen

October – NEW Zoo

22. **Adjourn.**

Motion made by Supervisor Williams, seconded by Supervisor Campbell to adjourn at 6:54 p.m. Vote taken. MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Therese Giannunzio
Recording Secretary

Rae G. Knippel
Transcription

Congratulations!

You are a **WINNER** of our **Best of the Bay Reader's Choice Contest!**

As the winner of your category, we would like you to log on to our winners site at **www.greenbaypressgazette.com/bestofwinners**

Password: Winner13

Once logged in you may do the following...

- Download the 2013 Best of the Bay logo to use for advertising and promotions.
- Find discounted rates on Best of the Bay window clings, decals, and banners to display in your business!
- Complete a winner's questionnaire so we can publish valuable information about your business in our results section!
- You can also order a "Thank You Voters" ad in the Results Tab.

As a winner, you will receive an official certificate to display in your business. Your business will also be included in our Best of the Bay results, publishing June 1, 2013 in the Green Bay Press-Gazette and online at www.greenbaypressgazette.com.

Your advertising representative is eager to assist you with your advertising buy and will be following up with you soon. If you have any questions, please call (920) 431-8543.

***Congratulations on being a winner in our
Best of the Bay Reader's Choice Contest!***



GREEN BAY PRESS-GAZETTE
Readers' Choice Award

**Appraisal of
79.70 acres of Vacant Land
Riverdale Drive/CTH J
Village of Hobart, WI**

**Vogels
Buckman**

APPRAISAL GROUP, INC.



APPRAISAL GROUP, INC.

May 15, 2013

Mr. Scott Anthes
Brown County Golf Course
897 Riverdale Drive
Oneida, WI 54155

RE: Appraisal of 79.70 acres of vacant land in the 700 block of Riverdale Drive, Village of Hobart, Wisconsin for the Brown County Golf Course

Dear Mr. Anthes:

At your request, I have appraised the above-captioned property.

The attached report contains a description of the property and current conditions along with an analysis of the data used in arriving at the market value opinion of the fee simple interest in the property.

Subject to the Assumptions and Limiting Conditions my value opinion is as stated in the report.

I would estimate a reasonable exposure time for the subject at about 1 year, based on the current market conditions.

Thank you for the opportunity to be of service. If you have any questions, please call.

Sincerely,

Greg Fenendael
Wisconsin Certified
General Appraiser #1220-10

Mary Buckman, SRA
Wisconsin Certified
General Appraiser #46-10

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location: 700 block of Riverdale Drive
Village of Hobart, WI

Census Tract: 9400.01

Owner of Record: Brown County Golf Course

Land Area: 79.70 acres (per tax roll)

Improvements: None

Highest & Best Use: Agriculture/Recreation/Residential

Value indicated via the Cost Approach N/A

Value indicated via the Income Approach N/A

Value indicated via the Direct Sales Comparison Approach \$760,000

Opinion of Market Value \$760,000

Date of Value Opinion May 13, 2013

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CERTIFICATION

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct. The appraiser has not knowingly withheld any pertinent information.
- The reported analyzes, opinions, and conclusions are limited only by the reported Assumptions and Limiting Conditions, and are my personal unbiased professional analyzes, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting of predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- Greg Fenendael has made a personal inspection of the property that is the subject of this report. Mary Buckman did not inspect the property.
- The "Opinion of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised or of the properties in the vicinity of the property appraised.
- All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in this report).
- All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the appraiser whose signature appears on the appraisal report. No change of any item in the appraisal report shall be made by anyone other than the appraiser, and the appraiser has no responsibility for any such unauthorized change.
- The appraisal assignment was not based on a minimum valuation, a specific valuation, or the approval of a loan.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Mary Buckman has completed the requirements of the continuing education program of the Appraisal Institute.
- Unless otherwise stated in the report, the subject property has not sold within the last five

years.

- No one provided significant real property appraisal assistance to the person signing this certification. Mary Buckman has read the report and agrees with the analysis and value conclusion(s).
- The appraiser certifies he is competent to appraise this type of property in this locale.



Greg Fenendael
Wisconsin Certified General
Appraiser #1220-10



Mary Buckman, SRA
Wisconsin Certified General
Appraiser #46-10

ASSUMPTIONS AND LIMITING CONDITIONS

The value stated herein is based on the extraordinary assumption that the golf course clubhouse does not encroach on the subject property.

This appraisal is based on the following assumptions unless otherwise indicated in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinions as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership. There are no existing judgments or pending litigation that could affect the value of the property.
2. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
3. The property meets all applicable building, environmental, zoning and other governmental laws, regulations and codes.
4. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.

This appraisal is subject to the following limiting conditions unless otherwise indicated in the report.

5. This appraisal represents my opinion as to the value of the subject property being appraised only as of the effective date of the appraisal and no consideration is made as to the effect of subsequent events.
6. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The measurements and/or sketch supplied in this appraisal report are for appraiser purposes of comparison to the comparable sales/rentals analyzed in the report. Any supplied sketch is not an architectural rendering of the subject and is not to be considered as such as the appraiser is not a licensed architect. The gross living area stated in this report may or may not agree with the gross living area published by the assessor, the MLS or the builder for the subject or for the comparable sales. Those stated square foot areas have no bearing on the comparison/bracketing/delimiting of value range analysis utilized in the Direct Sales Comparison Analysis of this appraisal report.
7. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
8. Any allocation of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
9. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organization with which the Appraiser is affiliated.
10. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

11. The appraisal report is prepared for the use of the Client only. It may not be relied upon by any other party.
12. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
13. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
15. If the cost approach is considered applicable, it has been developed to support the opinion of the property's market value. Use of this data for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.
16. The client represents and warrants that the appraisal report was created by the appraiser identified on the appraisal report and that the appraisal report is the complete and unaltered report submitted by the identified appraiser. If a report is altered in any way and varies at all from the original retained in the appraiser's files, all of the information within the appraisal will become null and void and no one should then rely on the report for any purpose.
17. I accept no responsibility for considerations requiring expertise in other fields such as but not limited to legal descriptions and other legal matters such as legal title or mechanical, structural and other engineering and environmental matters.
18. Any income and expense figures utilized in the report and obtained from third party sources are assumed to be reliable.
19. If the property is subject to a lease, any estimate of residual value shown in the appraisal may be affected by significant changes in the condition of the economy, the real estate industry or of the appraised property at the time the lease expires.
20. No consideration has been given to personal property unless otherwise stated in the report.
21. Flood maps indicating Special Flood Hazard Areas may be referred to in the report. The appraiser(s) is not a floodplain expert and no guarantees are made as to the maps reliability.

DEFINITIONS

The definition of “Market Value” according to the *Dictionary of Real Estate Appraisal, Fourth Edition*, is as follows:

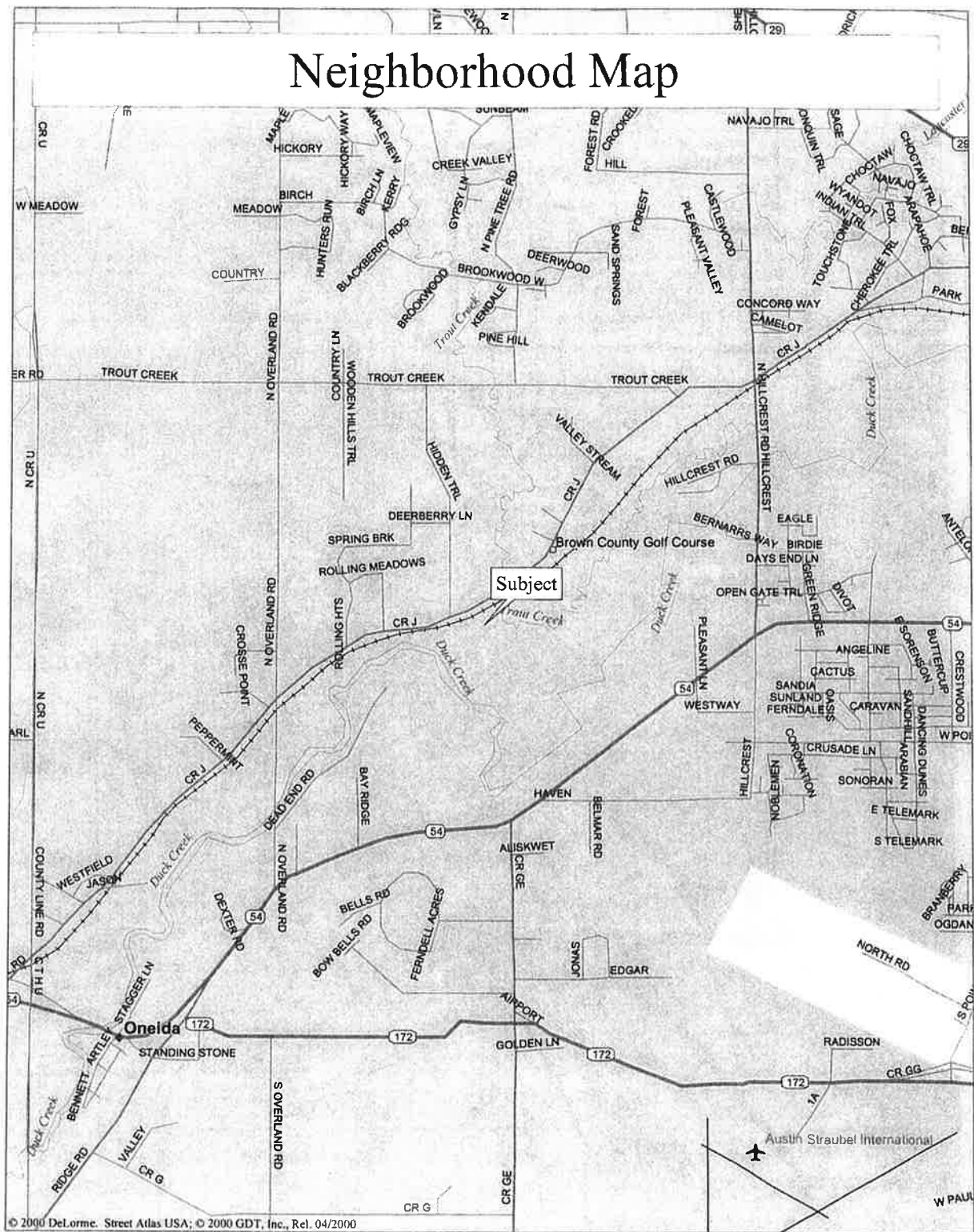
Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider to be their best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Exposure Time is defined as the estimated length of time that the property being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.



Neighborhood Map



Subject Property



Views of land

Subject Property



Views of land

Subject Property



View of land



View of town road right of way

Subject Property



Street scenes

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

This is a summary appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a summary report. The depth of the discussion contained in this report is specific to the needs of the client and for the intended uses stated in this report. The appraiser is not responsible for unauthorized use of this report.

SCOPE, PURPOSE AND FUNCTION OF THE APPRAISAL

Property data such as size, location, and zoning have been considered and presented in this narrative report. Market data was researched, analyzed, and presented. Research was conducted with various governmental agencies within the Hobart area, Brown County and Outagamie County. Other sources included contacts with local Realtors, my in-house files and on-line resources.

The 79.70 acre subject is currently owned by the Brown County Golf Course and is vacant land. About 16.7 acres of the land is cultivated with the majority of the remainder being wooded and/or wetlands/floodplain. The cultivated land has been leased to a local farmer for the past several years on an annual basis. At this time, there does not appear to be a 2013 lease in place.

It appears from County GIS maps that the clubhouse for the neighboring Brown County Golf Course encroaches on the subject, parcel # HB-1424. This is shown on the aerial map in the addendum of this report labeled "Apparent building encroachment." Since no Alta survey was provided to verify the encroachment, this appraisal is based on the extraordinary assumption that there is no encroachment.

In recent years, the biggest influence in land values within the Village of Hobart has been the Oneida Tribe. It is the intent of the Oneida Nation Division of Land Management to reestablish tribal jurisdiction within the original 1838 Oneida Indian Reservation Boundaries, which reflects about 65,400 acres of land, more or less. Recent figures indicate that Oneida Tribal land holdings, in Outagamie and Brown County, total more than 1/3 of the original reservation. It is their intent to continue acquisition and their goal, stated in 1998, is to buy back 51% of the reservation by the year 2020. Because of the continued success of their gaming operations in Green Bay, they have the resources to continue that acquisition process. I could find very few sales of larger parcels of land, within the last 4 years that sold to anyone but the Oneida Tribe, within the original reservation boundaries, other than a purchase by the Village of Hobart and subsequent sale to a developer of land in the Village's Centennial Center development and a few sales between family members. The Oneida Tribe is a major player in the market. Historically, the Oneida Tribe has paid higher prices than typically found off the reservation for agricultural land. Any seller, no matter where their property is located, obviously wants to obtain the highest price for his/her land. An informed seller of this type of property that is located within the boundaries of the reservation would logically approach the Oneida Tribe to sell rather than marketing it to typical buyers.

The purpose of this appraisal is to provide a market value opinion of the fee simple interest in the subject property as of the date of the inspection.

The function of the appraisal is for internal decision regarding potential marketing of the property.

INTENDED USE/USER

The intended user of this report is the Brown County Golf Course. The intended use is for internal decision making. No additional Intended Users are identified or intended by the appraiser.

DATE OF VALUATION

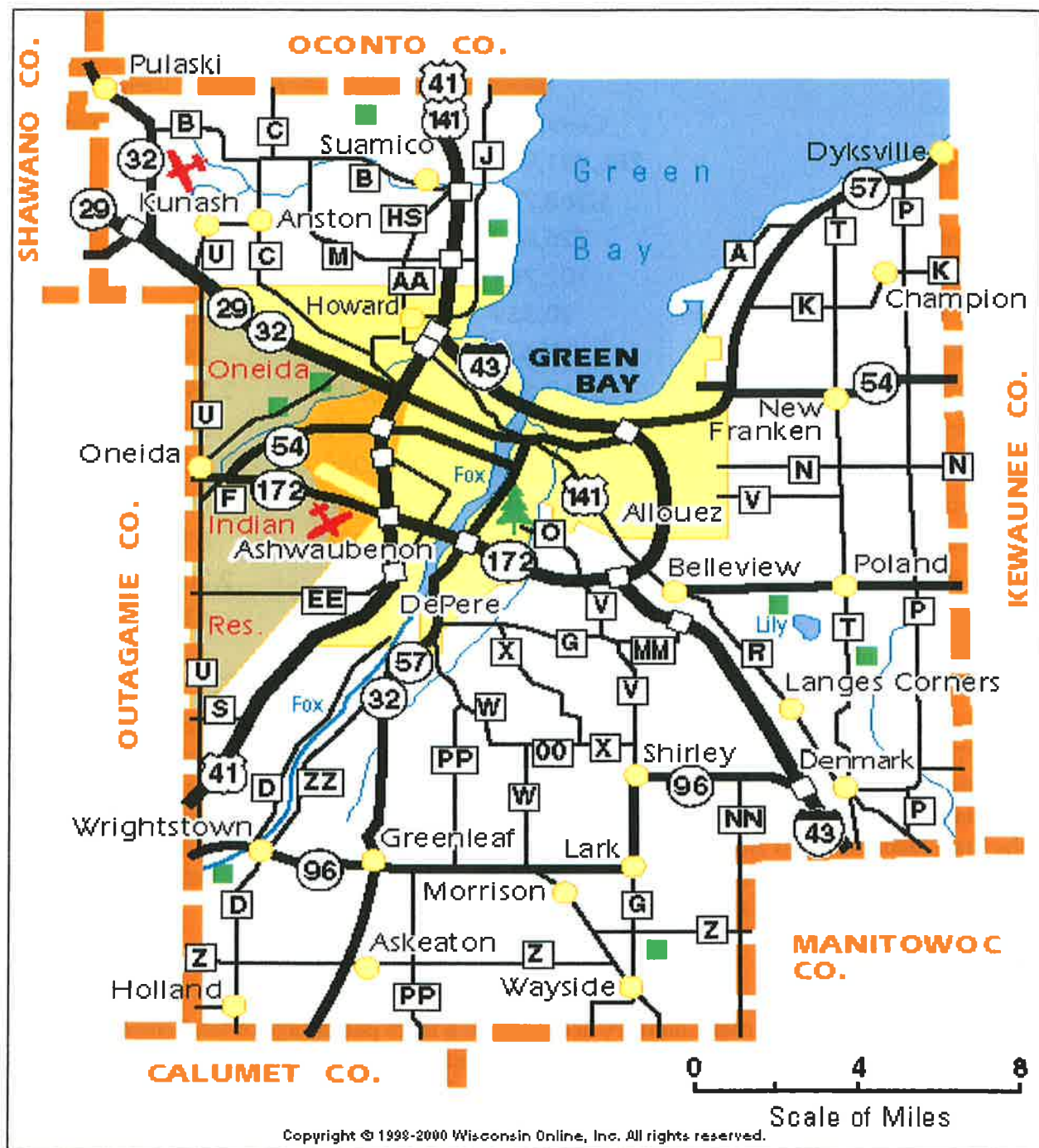
May 13, 2013 (Date of inspection)

HISTORY OF THE PROPERTY

The subject property has been owned by the current owner for many years. To my knowledge, no transfers of the subject have occurred within 3 years prior to the date of this appraisal nor is the property listed for sale.

AREA DESCRIPTION

The subject is located in the Village of Hobart which is situated in Northeastern Wisconsin about 114 miles north of Milwaukee, about 204 miles north of Chicago and approximately 280 miles east of Minneapolis/St. Paul. It is located in Brown County which is part of an urban area including the Cities of Green Bay and De Pere and the Villages of Allouez, Ashwaubenon, Howard, Bellevue, Hobart and Suamico.



Brown County is comprised of 13 townships, nine villages and two cities of which Green Bay is the largest. Brown County is Wisconsin's fourth largest county by population with the City of Green Bay being the state's third largest city. The ten most populous municipalities in the County as published by the Wisconsin Department of Administration are as follows:

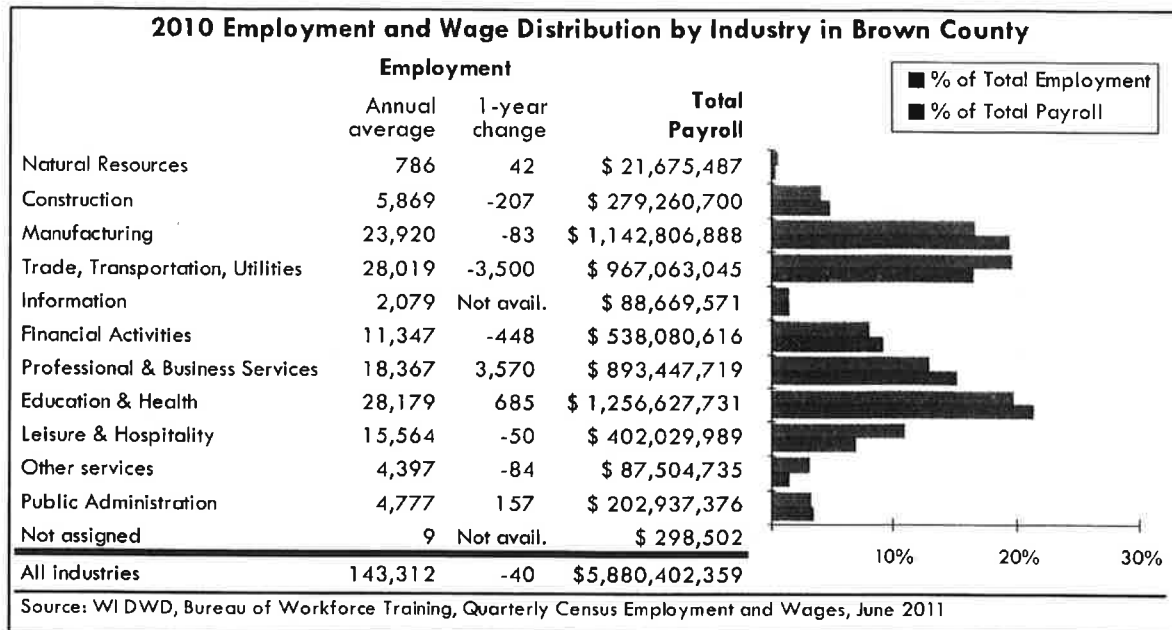
Brown County's 10 Most Populous Municipalities				
	Apr 1, 2000 Census	Jan 1, 2010 Estimate	Numeric Change	Proportional Change
United States	281,421,906	308,400,408	26,978,502	9.6%
Wisconsin	5,363,715	5,695,950	332,235	6.2%
Brown County	226,658	246,654	19,996	8.8%
Green Bay, City	102,767	104,000	1,233	1.2%
De Pere, City	20,559	23,020	2,461	12.0%
Ashwaubenon, Village	17,634	17,880	246	1.4%
Howard, Village*	13,546	16,140	2,594	19.1%
Allouez, Village	15,443	15,240	-203	-1.3%
Bellevue, Village	11,828	15,080	3,252	27.5%
Suamico, Village	8,686	11,180	2,494	28.7%
Hobart, Village	5,090	5,928	838	16.5%
Ledgeview, Town	3,363	5,570	2,207	65.6%
Scott, Town	3,138	3,549	411	13.1%
*Brown County portion only.				

Figures from the 2000 census reflect the population of Brown County to be approximately 226,778, up from a 1990 census figure of 194,594. This represents a 16.5% increase for that 10 year time frame. According to State Department of Administration figures, the County population has increased about 8.8% between 2000 and 2010. More recent figures published by the State Department of Administration indicate the Village's population increased between 2000 and 2010, from 5,090 to 5,928, or about 16.5%. The Village is one of the faster growing municipalities in Brown County.

Employment

Local employment in the paper industry accounts for a large percentage of total employment and a good portion of all manufacturing employment. There are four large paper mills, three pulp mills and four paper-converting companies in Brown County. The strength of the paper industry had previously assisted in keeping the area's unemployment rate below the state average and well below the national average. However, the current state of the employment, financial and housing markets is as low as it has been in many years in what is definitely a recessionary time and Brown County is affected by these just like other areas of Wisconsin.

For March of 2013, the Brown County unemployment rate was 6.8% which is lower than the State rate of 7.6%. The country is recovering from a recession that has impacted everything from job markets to financial markets. Following is data from the Wisconsin Bureau of Workforce Training Quarterly Census Employment and Wages as of 2010:



Following is the Average Annual Wage Summary by Industry for Brown County in 2010:

Average Annual Wage by Industry Division in 2010				
	Wisconsin Average Annual	Brown County Average Annual Wage	Percent of Wisconsin	1-year % change
All industries	\$ 39,985	\$ 41,032	102.6%	2.0%
Natural Resources	\$ 30,613	\$ 27,577	90.1%	-3.5%
Construction	\$ 49,135	\$ 47,582	96.8%	-0.8%
Manufacturing	\$ 50,183	\$ 47,776	95.2%	2.6%
Trade, Transportation & Utilities	\$ 34,132	\$ 34,515	101.1%	-8.1%
Information	\$ 51,764	\$ 42,650	82.4%	Not avail.
Financial Activities	\$ 53,332	\$ 47,421	88.9%	5.6%
Professional & Business Services	\$ 46,516	\$ 48,644	104.6%	9.4%
Education & Health	\$ 42,464	\$ 44,594	105.0%	0.5%
Leisure & Hospitality	\$ 14,597	\$ 25,831	177.0%	9.9%
Other Services	\$ 22,682	\$ 19,901	87.7%	2.8%
Public Administration	\$ 41,653	\$ 42,482	102.0%	-2.9%

Source: WI DWD, Workforce Training, QCEW, June 2011

According to the Green Bay Area Chamber of Commerce, the 10 largest employers in the County, as of July of 2012, are as follows:

RANK	NAME	LOCATION	NAICS/MAIN PRODUCT OR SERVICE
#1	Humana	Multiple	524114 - Health insurance and related services.
#2	Oneida Tribe of Indians of Wisconsin	Oneida	921190 - Tribal enterprises and government of the Oneida Tribe of Indians.
#3	Schneider National, Inc.	Multiple	484230 - One of the nation's largest truck load carrier.
#4	Bellin Health HQ Green Bay,	Green Bay	622110 - Acute care hospital specializing in cardio, neuro & critical care.
#5	Georgia-Pacific Corporation	Green Bay	322121 - Multinational manufacturer of paper and tissue products for retail & commercial markets.
#6	UnitedHealthcare	Howard	524292 - Markets and administers health and life insurance plans designed especially for small business.
#7	Aurora Health Care	Hospital in Green Bay, Multiple Clinic & Pharmacy Locations	622110 - Full-service medical care facility with a 167-bed capacity, home health and multiple clinic and retail pharmacy locations.
#8	St. Vincent Hospital	Green Bay	622110 - Acute care hospital and regional center for trauma, cancer treatment, physical rehabilitation, perinatal care, dialysis and specialty surgery.
#9	Wisconsin Public Service	HQ Green Bay, Multiple Branch Locations	221112 - An electric and natural gas utility company serving Northeastern and Central Wisconsin.
#10	American Foods Group	Green Bay	311611 - Meat distributors - animal (except poultry) slaughtering

Education

Brown County offers higher education opportunities at three major institutions: The University of Wisconsin-Green Bay; St. Norbert College and Northeastern Wisconsin Technical College. The Cities of Green Bay and De Pere as well as the Villages of Wrightstown, Ashwaubenon, Howard/Suamico, Pulaski and Denmark all offer elementary, middle and high schools. In addition, there are smaller local campuses for Globe University, Lakeland College, Rasmussen College and the University of Phoenix. Students in the subject neighborhood attend Pulaski Public Schools.

Economic Indicators

Periodically, the Green Bay Area Chamber of Commerce publishes Economic Indicators. The following is an overview from 2006 through 2010.

Economic Indicators

	2006	2007	2008	2009	2010
New home permits	319	447	266]	341	284
Multiple units	171	201	138	4	413
Total building permits	1,352	1,759	2,162	1,844	2,004
Value of all permits	\$231,647,813	\$212,000,732	\$256,693,529	\$160,758,439	\$231,542,987
Mortgages	20,393	18,387	15,760	18,435	17,092
Civilian labor force	139,759	137,146	136,204	136,816	138,505
Employed	133,947	131,284	128,899	126,854	129,793
Unemployed	5,812	5,862	7,305	9,962	8,712
Percent unemployed	4.2%	4.3%	5.4%	7.4%	6.3%
Total # of jobs	149,657	153,206	147,919	143,680	144,984
Total air passengers	906,630	897,337	844,360	719,268	725,036
Total air freight (lbs)	1,276,559	1,009,701	521,561	355,824	451,859
Port tonnage (metric)	2,537,522	2,329,493	2,205,062	1,810,311	1,730,154
Total bus passengers	1,702,113	1,698,057	1,742,305	1,354,368	1,360,786
Pkg. Lot & meter revenues	\$2,272,453	\$2,377,126	\$2,358,313	\$2,429,758	\$2,412,775
Gas meters	84,996	85,679	86,168	86,444	86,845
Electric meters	130,644	131,808	132,694	133,312	134,021
Kilowatt hrs. consumed (000)	3,536,993	3,643,133	3,567,310	3,499,585	3,545,154
Water meters	35,823	35,773	35,647	35,742	35,583
Gallons of water pumped (000)	6,577,224	7,149,733	6,826,888	6,965,808	6,647
Births	4,905	5,331	4,697	4,739	4,618
Deaths	1,974	2,028	2,129	1,991	2,018
Divorces	961	960	907	927	929
Marriage licenses	1,593	1,525	1,487	1,491	1,462

Figures in bold type are monthly totals; remaining figures are annually reported

Source: Advance

Retail

The Green Bay area in Brown County is the retail center for Northeastern Wisconsin with several enclosed malls and over 30 other shopping centers.

The far east side is served by the East Town Mall with Shopko, Kohl's, Petco, Hobby Lobby and Office Max, the major tenants. Another area on the east side of Green Bay, along Mason Street, has seen active retail growth with new strip malls along Huron Road, a newer C Store and credit union. In addition, Wal-Mart previously purchased land on Finger Road and Huron for a future super center.

The corner of Lineville Road and Velp Avenue, in the Howard/Suamico area, has seen very rapid commercial development within the past 10 years or so. At and near this intersection is a newer Olsens grocery store/strip center, two C-stores, bakery, pharmacy, two banks, several eating/drinking establishments, day care, church, four strip centers, a bowling alley and a major department store as well as a Festival Foods grocery store. Howard has seen recent growth along the Cardinal Lane corridor north of STH 29 with several new strip malls, a day care, an assisted living facility and another under construction, a Kwik Trip C-store, two lending institutions and multifamily housing.

The area of Wal-Mart and Sam's Club on West Mason Street on the far west side of the City is the newest commercial development west of U.S. Highways 41-141 in Green Bay. A Chili's

restaurant opened on the southerly frontage road with additional strip mall space available behind it. An Aurora Bay Care clinic is at the southwest corner of US 41-141 and that same frontage road. Other commercial properties exist along W. Mason Street with access from the frontage road including numerous restaurants, retail and office space. Packerland Drive, one block west of Wal-Mart, extends northerly into the Village of Howard and southerly into the Village of Ashwaubenon.

Other retail development has occurred within the last few years in fringe communities including Bellevue and Ashwaubenon.

Located along Oneida Street in Ashwaubenon, the Bay Park Square is a 650,000 square foot enclosed mall anchored by Younkers, Kohls and Shopko. The mall also includes more than 90 specialty stores, various restaurants in the mall and on out lots as well as an off-site but nearby movie theatre. Significant new development had occurred surrounding the mall and extending south of STH 172 with the Shoppes at the Village developed within the last few years. The \$25 million open-air mall is expected to eventually have about 225,000 square feet. Oneida Street is one of the most active retail corridors in the Green Bay metropolitan area.

In Bellevue, two areas have previously experienced significant new development. At the intersection of Allouez Avenue and CTH GV a Target, Copps Food Center and strip center have been constructed. The shopping center's outlots and surrounding area has developed rapidly with further development underway or in the planning stages. At the southwest quadrant of CTH GV and STH 172 additional development has occurred. The 60 or so acres immediately to the west of the long standing Burger King has experienced significant new development with several strip type malls. S & L Chrysler Motors had constructed a new auto franchise which was subsequently vacated. Brown County has acquired it for the Sheriff's Department. At Bellevue and Hwy 172 is a large, newer multifamily project known as Crystal Lake with a total of 214 units. A TIF District for 150 acres around Allouez Avenue, CTH GV and STH 172 has been proposed for a high intensity retail district including a Costco store. The developer described the proposal as similar to the East Town Mall. Midwest Expansion has proposed a 56 acre retail development along the east and west sides of CTH GV. The 400,000 square foot development, known as Centre Pointe Village, would be built in two phases. No activity has occurred within the last few years.

The City of De Pere has seen recent retail growth on the west side near the USH 41 and Scheuring Road intersection with a Wal-Mart Supercenter, two banks, several restaurants and two strip malls. A Menards home improvement store was recently completed next to the Wal-Mart and a Culvers restaurant also recently opened.

The Village of Hobart has seen little retail development over the past decade, but plans are for a Village Center offering retail opportunities in the future.

Development in Allouez is mainly residential in nature with some commercial along the main thoroughfares. Industrial development is nearly non-existent within the Village. Recently the Village approved their first TIF District to encourage development along the Riverside Drive corridor, Webster Avenue corridor and St. Joseph Street corridor at Webster.

The Town of Ledgeview is located next to the City of De Pere and has some industrial development along with commercial development near the municipal boundaries.

The Town of Lawrence is a bedroom community with very little retail development. It is also located next to the City of De Pere.

Retail sales reflect the health of the local economy and can be a significant economic indicator, along with other indicators, to show the growth and stability of a particular market area.

Green Bay Central Business District

A significant amount of newer development occurred in the downtown area over the past ten years including St. Brendan's Irish Inn, Johnson and Nicolet Banks, Cherry Street municipal parking ramp and the renovation/reopening of the historical Meyer Theater. Baylake Bank also purchased and renovated the former Boston Store and the KI Convention Center was expanded. The Baylake Bank condominium development attracted a major tenant, APAC, who occupies the entire second floor at 70,000 square feet and employs about 800.

Within the past five years, the Riverfront Lofts were developed along the Fox River. This is a 26-unit, \$10 million luxury condominium development. To the north of this development on a part of the former Younkers Department Store, a 64-unit apartment complex known as the Flats on the Fox was developed. These are 1, 2, and 3 bedroom units with some having income limits.

The \$12 million redevelopment of the former Younker's building is finally progressing after years of delay. The Children's Museum and Hagemeister Park Restaurant recently opened, with the 18 waterfront condominiums, retail, office and parking garage space to be completed in the near future. The project is known as WaterMark. A river front boardwalk known as the CityDeck has already been constructed.

Schreiber Foods has begun construction of a new Global Technology Center and Home Office with completion expected in 2014. This \$50 million dollar complex will be located on the site of the former Washington Commons Mall. The 222,000 square foot complex will have 550 employees.

Associated Bank has acquired the Regency Center and will be spending \$4-6 million to renovate the six-story building. This will be their corporate headquarters and it will bring 350 employees to downtown from six other locations.

Other proposed projects include expanding the convention center, developing the Admiral Flatley Park site and a possible new Federal courthouse. It was announced recently that the old Northland Hotel will be acquired and restored to its' original state at a projected cost of \$25-\$30 million dollars. The City is in the process of acquiring the Clarion Hotel and seeking a developer to renovate it as part of the Convention Center expansion.

Industrial/Business Parks

The metropolitan Green Bay area has nine main municipally owned industrial or business parks along with several smaller privately owned or non-industrial park districts. In addition, there are industrial or business parks in other municipalities within Brown County such as De Pere, Lawrence, Ashwaubenon and the Howard/Suamico area. The bulk of the industrial land sales over the past 35 years or so have been influenced by the ownership of these municipalities. Basically, the land sale prices for lots fully improved with municipal services have been on the basis of development cost or less.

In more recent years, a number of municipalities have indicated that their investment is significantly greater than the sale price of the lots. These sites are being subsidized to attract industry and jobs. This same scenario occurs through the Fox River Valley area which would be. In general, there has been continuing industrial/business park activity throughout the entire metro area for the past 25 years and that trend is expected to continue.

Transportation

In Brown County, the Green Bay area is the transportation hub of Northeast Wisconsin. The metro area is serviced by an extensive roadway system that enhances travel around the area, as well as to and from the area. U. S. Highway 41-141 serves the area as do State Highways 29, 32, 54, and 57. Interstate 43 is a direct route from Green Bay to Milwaukee. State Highway 172 links U. S. Highway 41-141 on the west side of the Fox River and Interstate 43 on the east side, completing a beltline around the City of Green Bay. The 41 expansion project is underway in Brown County and will extend from Orange Lane to Lineville Road. It is anticipated that this project will take 7 years to 2017 at a cost of over \$1 billion. Fourteen miles of freeway will be reconstructed; the 4 lane existing road will be expanded to 6 lanes; collector-distributor lanes will be added between the Mason Street interchange and Wisconsin 29; up to 28 roundabouts will be constructed; nine interchanges will be reconstructed; and system interchanges will be constructed at Wisconsin 29 and Interstate 43.

Rail freight is provided by Wisconsin Central Railroad, Western Refrigerator Line Co., Inc., Union Pacific Railroad and Escanaba and Lake Superior Railroad Company. Many trucking firms haul cargo in and out of Green Bay, with some of the nations' largest having headquarters or terminals located within the County. The City of Green Bay provides local and inter-city commuter service to residents of Green Bay, Allouez, Ashwaubenon, De Pere and Bellevue.

Austin Straubel International Airport is located just outside the City of Green Bay in the Village of Ashwaubenon. It is the third largest airport in the state and operates a 24-hour, 365 days a year facility. The airport is currently served by five passenger airlines serving six destinations; Chicago, Cleveland, Denver, Detroit, Milwaukee and Minneapolis. They include American Eagle, Continental Airlines, Delta Airlines, Frontier Airlines and United Express. In addition, there are two full service Fixed Base Operators, Executive Air and Jet Air, who provide maintenance, airline and general aviation refueling, charter services and pilot training.

The Port of Green Bay is a critical link in Wisconsin's transportation system and serves as a multi-modal distribution center connecting waterborne vessels with an extensive network of highways and railroads. It provides Northeast Wisconsin manufacturers a cost effective way to receive raw materials from supplies and to ship high-valued finished goods to customers. Each year the Port of Green Bay transports more than two million metric tons of coal, limestone, cement, salt, pig iron, fuel oil, forest products, liquid asphalt and many other essential commodities.

Housing

The U.S. Census Bureau 2010 Demographic Profile for Housing Occupancy is shown below:

Subject	Brown County, Wis		
	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY			
Total housing units	103,930	+/-420	103,930
Occupied housing units	97,485	+/-800	93.8%
Vacant housing units	6,445	+/-742	6.2%
Homeowner vacancy rate	1.9	+/-0.5	(X)
Rental vacancy rate	6.7	+/-1.2	(X)

The vacancy rate for Brown County is shown at about 6.7% for 2010.

The Wisconsin Realtors Association publishes quarterly reports reflecting the number of home sales by County along with the median sale price. Brown County indicates the following:

Brown County, WI

The statistics below provide information on the number of home sales and median sales price over a period of time. Following is the 2012 data:

Number of Home Sales

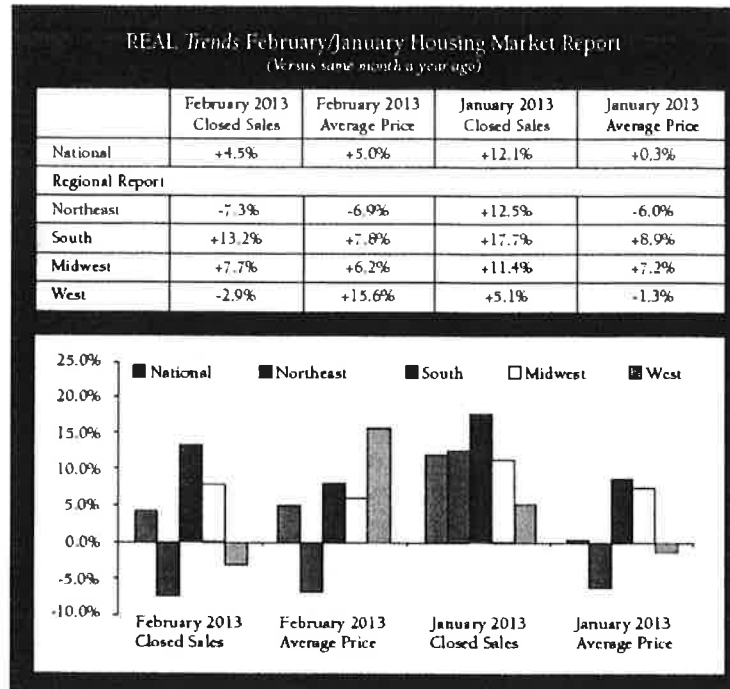
	Q1	Q2	Q3	Q4	YTD
2005	537	916	872	585	2,910
2006	558	889	830	600	2,877
2007	562	883	704	543	2,692
2008	440	739	743	421	2,343
2009	333	663	763	623	2,382
2010	442	892	496	410	2,240
2011	394	655	623	539	2,211
2012	502	853	775	614	2,744

Median Price

	Q1	Q2	Q3	Q4	YTD
2005	\$145,900	\$153,450	\$155,000	\$147,500	\$151,900
2006	\$153,500	\$151,250	\$154,450	\$148,000	\$151,000
2007	\$146,000	\$151,500	\$149,900	\$149,900	\$149,900
2008	\$138,000	\$150,000	\$150,000	\$145,900	\$147,000
2009	\$137,000	\$142,000	\$133,500	\$129,900	\$135,000
2010	\$135,250	\$137,825	\$142,750	\$137,500	\$137,997
2011	\$127,000	\$138,000	\$138,000	\$140,000	\$135,500
2012	\$131,250	\$134,000	\$135,000	\$140,000	\$135,000

As you can see, the number of home sales, new and existing in Brown County, has declined since 2005 with a substantial increase in 2012, reflecting an overall improvement in the economy. The year-end median sale price has also steadily declined with a slight rise in 2010 but another decline in 2011. The year 2012 shows a steady median price but a significant increase in number of sales.

According to the *March of 2013 Real Trends Housing Market Report*, housing unit sales for February of 2013 were up 7.7% in the Midwest, the second strongest showing in the country. The average prices of homes sold in February of 2013 increased 5% across the nation. The West had the best results with the average price of homes sold increasing 15.6% followed by the South at 7.8% and the Midwest region at 6.2%. Following is a grid showing comparisons to a year ago.



Building permits are another good indicator of economic conditions. The Brown County Home Builders Association compiles data from the larger municipalities in Brown County including Allouez, Ashwaubenon, Bellevue, De Pere, Green Bay, Hobart, Howard, Lawrence, Ledgeview, Pulaski, Rockland, Scott and Suamico. For 2009, there was a total of 413 single family permits granted along with permits for 82 multifamily units (including duplexes). In 2010, there were 408 single family permits compared with multifamily permits for 467 units, not including the Village of Allouez, which did not report. For 2011, there were 300 single family permits and permits for 341 multifamily units. For 2011, there were 300 single family permits and permits for 341 multifamily units. Year-end figures for 2012 show 439 single family permits and permits for 310 multifamily units, with only Hobart, Howard and Lawrence reporting the full year. A good portion of the new home activity reflects more moderately priced homes in the \$175,000 to \$200,000 price range.

Utilities

Wisconsin Public Service serves more than 437,000 electric customers and 317,000 natural gas customers in northeast and central Wisconsin, including most of Brown County. Green Bay has its own water utility, with water piped from Lake Michigan. Several surrounding communities have come together to create the Central Brown County Water Authority, also piping water from Lake Michigan through the City of Manitowoc.

Healthcare

The City of Green Bay serves as a regional medical center providing comprehensive health care for all of northeastern Wisconsin and the upper peninsula of Michigan. The area has 5 hospitals including one psychiatric hospital along with numerous medical clinics throughout the County.

Culture/Recreation

Brown County has numerous tourist attractions which include Heritage Hill State Park, the N.E.W. Zoo, The National Railroad Museum, Lambeau Field, home of the Green Bay Packers professional football team, the Packer Football Hall of Fame and Bay Beach Amusement Park. The County manages 18 parks, recreation areas and natural areas including: the Barkhausen Waterfowl Preserve/Fort Howard Foundation Wildlife Area (915 acres) along the west Bay Shore; Bay Shore Park (81 acres) off STH 57; Neshota Park (257 acres); Pamperin Park (74 acres); the Reforestation Camp (1,543 acres); Fonferek's Glen (74 acres) and the Mountain Bay (13.5 miles) and the Fox River (19.6 miles) State Recreational Trails. There are 15 golf courses within 10 miles of the city, as well as 75 public tennis courts and 6 public swimming pools. In addition, there are 2 private country clubs in the area, the Green Bay Country Club and the Oneida Golf and Country Club.

Conclusion

The interconnected Brown County communities form desirable residential areas. Good services and amenities are provided and recreational opportunities are abundant. In general, there have been no major layoffs within the area and the local economy seems to be holding its own. This area of Northeastern Wisconsin does not seem to have been as severely affected as many other parts of the nation. Unemployment within the County is lower than the State and substantially lower than the national unemployment rate.

NEIGHBORHOOD DESCRIPTION

The subject is located on County Highway J/Riverdale Drive in the Village of Hobart, a short distance west of the Green Bay city limits. Land surrounding the subject is mainly vacant with some residential development across the street with larger, rural-suburban type lots. Adjacent to the east of the subject is the Brown County Golf Course. To the south is land owned by Brown County and utilized as a transfer station. A portion of this land is a closed landfill. To the east of the subject is vacant land owned by the Oneida Tribe. Duck Creek meanders through the neighborhood and creates large areas of wetlands and flood plains. West Mason Street is located on the south side of the Brown County Transfer Station property and connects the area to the City of Green Bay. CTH J, in front of the subject, extends northeasterly into the Village of Howard, also part of the Green Bay metro area. Southwesterly, CTH J leads to the community of Oneida and Highway 54, which heads westerly to the City of Seymour. Higher density residential development within the City of Green Bay is located about a mile to the east, at Hillcrest Drive and West Mason Street. About 3 miles to the southeast is Austin Straubel International Airport. The local public elementary school, Hillcrest Elementary, is about 2 miles

to the northeast. About 2-3 miles to the south is the Village Hall, at the corner of Airport Drive (STH 172) and Pine Tree Road (CTH GE). The Brown County/Outagamie County line is about 2-3 miles to the west.

As stated earlier, the Oneida Tribe has made it publicly known that it intends to buy back as much of the original reservation as possible. In fact, they own about 246 acres adjacent to the subject to the west along with about 65 acres to the south. In addition, they own about 81 acres at W. Mason and Pleasant Lane to the east and another 266 acres to the west at the end of Rose Hill Drive off of Riverdale Drive. They also own another 71 acres at the southeast corner of Riverdale Drive and CTH FF, a short distance to the northeast, next to the Oneida Golf and Country Club. Along Trout Creek Road, to the northwest, the Oneida Tribe owns another 89 acres with an additional 45 acres owned on Overland Drive, just north of Trout Creek Road. The tribe has also recently purchased the Thornberry Creek at Oneida golf course, located nearby on CTH FF. Aside from the Tribe, Brown County is the largest land owner in the neighborhood with the golf course and transfer station property.

In general, area land uses in the neighborhood are mainly residential in nature with some larger parcels still under agricultural cultivation. There are also rural type single family subdivisions in the immediate neighborhood that have larger than typical lots with more typical suburban sized lots to the north and west where there is municipal sewer and water available. The subject is not served with sewer and water. Spotty commercial development also exists within the neighborhood, including the golf course next door, as well as the Oneida Golf and Country Club and Thornberry Creek at Oneida golf course, both nearby. There are some commercial properties located along W. Mason Street to the south, along with some light industrial development. Bay Ridge Court, off of W. Mason, supports manufacturing businesses such as Bayland Buildings, Highview Custom Fabricating and Bay Therm Insulation.

In summary, the area consists of mainly larger single family home sites along with recreational land in the wooded areas and some agricultural development. It is located conveniently to the highway system, as well as services and amenities offered throughout the greater metro area.

SUBJECT PROPERTY

Legal Description

The subject consists of seven tax parcels; HB-1421 (19.934 acres); HB-1423 (.49 acre); HB-1424 (6.838 acres); HB-774 (20.397 acres); HB-775 (2.873 acres); HB-777 (16.19 acres) and HB-778-1 (12.978 acres). The legal descriptions are shown on the Property Tax Record printouts in the addendum of this report, obtained from the Brown County web site. The legal descriptions are assumed to be correct but are not warranted

Assessed Valuation and Taxes

Since the subject parcels are owned by the County, they are not assessed or taxed. They are, however, assessed by the Village of Hobart for storm water management at a total rate of

\$492.76 for 2012.

Land Description

The subject consists of seven tax parcels with a total of 79.70 acres of vacant land. It contains a combination of wooded land and open land. Topography is level to sloping with some slightly rolling areas. There are some steep slopes along the creek beds as shown on the attached elevation map.

Although the subject is located off of Riverdale Drive, it does not have actual street frontage. Between the subject and the road is an abandoned railroad right of way that is owned by the Oneida Tribe of Indians. The subject does have access, however, via a town road right of way that actually bisects the property at the far northeasterly corner, as shown on the GIS maps in the addendum of this report. This unimproved town road provides access to the subject as well as the neighboring golf course property. To my knowledge, a survey map of this site has not been done.

Overall, the property is irregular in shape. It contains a mix of forest land along with open areas and about 16.7 acres of cultivated farmland. This is based on an old land lease provided to the appraiser by the County.

According to the County mapping, there are wetlands on the site, bordering Duck Creek along the southwest side of the property, as well as more at the very northeast corner of the property, along Trout Creek.

The characteristics of the site can better be visualized on the aerial map shown in this report.

Riverdale Drive is asphalt paved with gravel shoulders and storm water ditches. Electricity, telephone and natural gas are available, but not municipal sewer or water.

According to the USGS website the subject soils consists of BtB, Briggsville silt loam; OnC2, Oshkosh silt loam (6-12% slope); OnD2, Oshkosh silt loam (12-20% slope); Bp, Borrow pits; Aw, (Alluvial land, wet) and Au (Alluvial Land).

There are typical utility easements which would not impact value or marketability.

Zoning

The subject is currently zoned Exclusive Agricultural District (A-2). I have attached copies of the zoning code to the addendum of this report showing permitted uses and lot requirements for the A-2 zoning. In general, agriculture is the primary permitted use.

According to the Village of Hobart Comprehensive Plan, future land use calls for mainly Government/Parks/Open Space with a small area of Agricultural/Residential uses.

Floodplain

According to the FEMA flood plain map panels #55009C0143F and #55009C0144F, dated 8/18/2009, there is floodplain along Duck Creek and Trout Creek. This is shown on the FEMA maps in the addendum of this report. However, it must be noted that the appraiser is not a floodplain expert. If the presence of floodplain is of concern to the client, it is suggested that a professional's opinion as to the location of any floodplain be obtained.

Environmental

On the date of inspection, an environmental audit was not conducted. No obvious problems were observed during the inspection. No soil sampling or borings were done. For purposes of this valuation, it is being assumed that the subject property is free of hazardous waste. If future investigation indicates otherwise, the appraiser(s) reserve the right to adjust the value accordingly.

HIGHEST AND BEST USE

According to The Dictionary of Real Estate Appraisal - Appraisal Institute - 2010, highest and best use is defined as:

“The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity. Alternately, the probable use of land or improved property – specific with respect to the use and timing of use – that is adequately supported and results in the highest present value.”

The subject contains seven parcels with a total of 79.70 acres according to the County GIS map and tax records. Although located on Riverdale Drive, it has no Riverdale frontage, but access is provided by an un-named town road, which is currently improved as a gravel driveway up to the subject. There are many physically possible uses for the property and it could be subdivided for any type of use, however, there are zoning restrictions to be considered. Not every physically possible use would be a legal use. In addition, neighborhood characteristics must also be considered.

The subject is currently zoned A-2, Exclusive Agriculture, which allows only agricultural development or single family dwellings when occupied by a person or family who earns a substantial part of their livelihood from farm operations as a permitted use. The minimum lot requirement is 35 acres for a single family dwelling. The surrounding properties are mainly recreational with large, undeveloped parcels, along with the golf course. Across the street are larger single family lots. It is unknown when, and if, sewer or water will be extended to serve the subject.

Mr. Fred Muscovitch of the Oneida Division of Land Management indicates that the Tribe is most interested in large (over 100 acres), agricultural parcels that are adjacent to other Tribal holdings. He also indicated that the presence of sewer and water would have no bearing on the price paid for vacant land. It appears that the fact that the subject is wooded would not warrant a premium paid as far as the most likely buyer is concerned, the Oneida Tribe of Indians. The fact that it is located adjacent to tribal owned land would make it desirable for the Tribe to own it.

After considering the location and physical characteristics of the property and the neighboring properties, the highest and best use of the subject is determined to be agricultural/recreational with a possible future use of residential. The Oneida Tribe is the primary buyer of this type of rural property within the boundaries of their original reservation, which includes the subject. In fact, aside from sales between family members and municipal acquisitions, the Oneida Tribe has been involved in nearly all of the land purchases in this area over the past 5-10 years.

APPRAISAL PROCESS

The valuation of real estate usually involves consideration of the three traditional approaches to value, namely the Cost Approach, Market or Direct Sales Comparison Approach, and Income Approach.

In the Cost Approach, the replacement or reproduction cost of the improvements is first estimated. Accrued depreciation from all sources is then subtracted. The resulting figure plus the value of the land as vacant and available for use provide an indication of value by the Cost Approach.

The Income Approach converts anticipated benefits of ownership into an opinion of value. This approach is widely used in appraising income-producing properties. These properties are typically purchased for investment or business purposes and the property's earning power normally is the key element that affects the value. The anticipated future income and benefits are discounted to a present worth figure through the capitalization process.

The Direct Sales Comparison Approach is a method of arriving at an opinion of value by comparing subject to sales and offerings of similar properties. Adjustments are often made for differences which are market recognized and indicated. The adjusted comparable sales then provide an indication of the most probable sales price of the subject property.

The strengths and weaknesses of each approach are then considered and weighed to arrive at a final conclusion of value. Consideration is given to the quantity and quality of the data and the relevance of each approach in view of the purpose and function of the appraisal.

The subject is vacant land, therefore the Cost Approach is not applicable. Since the property does not presently generate enough income to support a value via the Income Approach, it will not be developed. Only the Direct Sales Comparison Approach has been developed.

DIRECT SALES COMPARISON APPROACH

The subject consists of 79.70 acres of land in a combination of agricultural and recreational uses. In order to value the subject land, which the highest and best use is considered to be continued agricultural/recreational with a future use of residential, I have researched and analyzed sales of land within the area.

Summary of Sales

The following land sales are summarized and utilized in the analysis of the subject's 79.70 acres of land. Like the subject, none have access to sewer and water. Discussion with the Oneida Division of Land Management indicates that the Tribe does not pay a premium for properties with sewer and water. The Tribe is most interested in large agricultural parcels that are located adjacent to Tribal owned land.

The following are the most recent sales found in Hobart.

Sale 1 consists of three tax parcels and is located less than a mile from the subject on Riverdale Drive. This 74.82 acre vacant parcel is located on both sides of the street and is heavily wooded with some wetlands and some stream frontage. Overall, it is very similar to the subject property. In December of 2012, the Oneida Tribe of Indians purchased the property from the Jean Marie Van Schyndel for \$741,400, or \$9,909 per acre. In my experience, the Oneida Tribe does not pay any more or less for wetlands than for non-wet or cultivated land.

Sale 2 consists of two parcels on Fernando Drive with a total of 152 acres. A 35+/- acre portion and a 117 +/- acre portion were purchased. In December of 2011, the Oneida Tribe of Indians purchased the property from the Van Lanen Family Trust for \$1,368,200, or \$9,001 per acre, including an old house and barn. The assessment on the improvements is only \$22,400. Even if the improvements are worth \$75,000, the adjusted value per acre would be about \$8,500. It appears that about 60 acres are wetlands with the remaining being cultivated.

Sale 3 is located south of STH 172 on Pine Tree and Florist Drive in Hobart. In October of 2009, an 88.35 acre parcel of land with a quarry sold from Ed Gersek Inc. to the Oneida Tribe of Indians for \$751,000, or \$8,500 per acre. The site included an approximate 20-25 acre sand quarry along with buildable land around it that was zoned for residential development. However, a small portion was within the Airport Zone A which would restrict development to commercial/light industrial.

Sale 4 is located on the north side of Hobart. This 52.16 acre sale includes two separate parcels located on County Line Road south of Shady Lane and north of Meadow Drive. It sold from Charles Thies to the Oneida Tribe of Indians in June of 2009 for \$625,800, or \$11,998 per acre. Both parcels abut a rural subdivision with the 36+ acre parcel being open, cultivated land and the 15+ acre parcel being mainly open but having a creek surrounded by woods running through it.

The following are recent sales found in the neighboring Town of Oneida.

Sale 5 consists of 79 acres of land on Seminary Road. About 90% of the land is cultivated with the remainder being wooded with stream frontage. In August of 2012, the Oneida Tribe of Indians purchased the property from the Donna Nikodem for \$598,300, or \$7,573 per acre. Sewer and water are available.

Sale 6 is located on Hansen Road at McCabe Road. This 41 acre parcel of open ag land sold in September of 2012 from Grace Hockers to Verhasselt Brothers LLC. The sale price was \$352,314, or \$8,593 per acre. Sewer and water are not available.

Sale 7 is located on Pearl Street near Cooper Road. This 40 acre parcel of land is very irregular in shape consisting of a long, narrow 10 acre parcel at the street with a long, narrow 5 acre parcel behind that, connecting to a 30 acre parcel in the middle of the section. In addition, access to the rear parcels is "walk in" only. It sold in July of 2012 from Kurt Ullmer to the Oneida Tribe of Indians for \$216,975, or \$5,424 per acre. It appears that half of the site is open, ag land with the remaining half being wooded. Sewer and water are not available.

Sale 8 is a 40 acre square parcel of ag land located on Vine Road. This open, level parcel sold from Sally Calaway to the Oneida Tribe of Indians in June of 2011 for \$288,200, or \$7,205 per acre. Sewer and water are not available.

Sale 9 is a 24 acre parcel of heavily wooded land located on Bain Road. This rectangular parcel sold from Brian and Patricia Joosten to the Oneida Tribe of Indians in July of 2011 for \$150,600, or \$6,275 per acre. Sewer and water are not available.

Sale 10 is a 123.83 acre parcel of ag land located at the southwest corner of Hansen Road and County U, on the Brown/Outagamie County Line. This parcel sold in December of 2012 from Richard and Julaine Vanderlinden to Paul and Sherry VanGheem for \$1,121,400, or \$9,056 per acre.

Analysis of Sales

The sales are parcels of land in Hobart or Oneida that sold within the past 5 years or so. All but two were purchased by the Oneida Tribe, which, as stated earlier, is the primary buyer of this type of rural property within the boundaries of their original reservation, which includes the subject. The Oneida Tribe has been involved in nearly all of the agricultural land purchases in this area over the past 5-10 years. Prices paid range from \$5,424 to \$11,998 per acre. Though they sold since 2009, the general real estate market has been stagnant since peaking in about 2006 and I would apply no time adjustments.

The nearest sale is Sale 1, which sold for \$9,909 per acre, and is very similar to the subject. The most recent sale occurred in Oneida at \$9,056 per acre in December of 2012. After careful review, my opinion of value for the subject's 79.70 acres of land is \$9,500 per acre. Therefore,

$$79.70 \text{ acres} @ \$9,500 = \$757,150$$

Indicated Value of 79.70 acres (rounded)

\$760,000

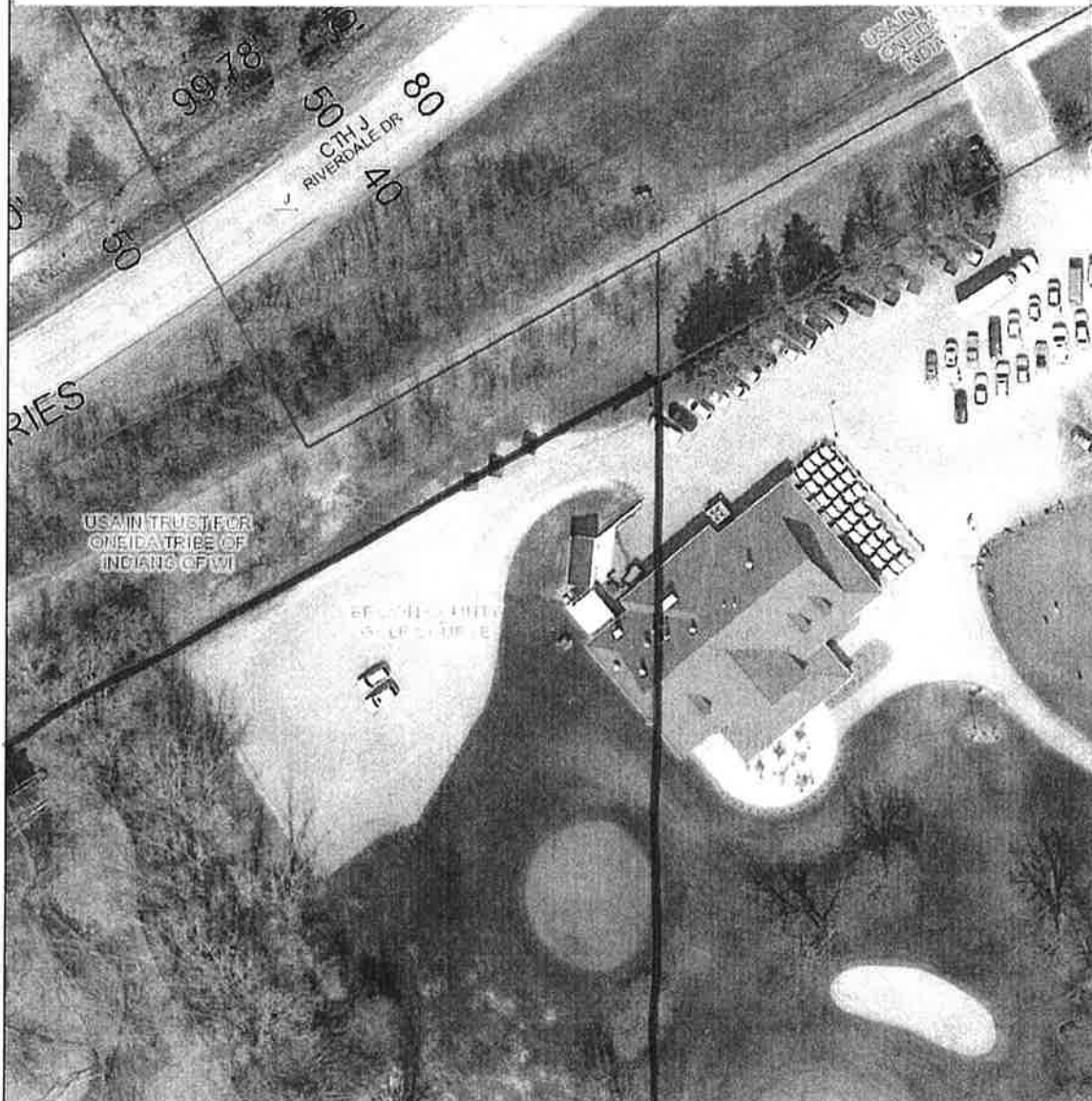
EXPOSURE TIME

Considering the current market conditions, along with the demand for land by the Tribe within the original reservation boundaries, I would estimate a reasonable exposure time for the subject of about 1 year.

PERSONAL PROPERTY

No personal property, fixtures or intangible items are included in my opinion of market value.

Apparent building encroachment



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

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05/13/2013
Scale 1:720

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-1421

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information		Current Unofficial Valuation	
Parcel Number	HB-1421	Class	Acres Land Improvements Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	20.000 0.00 0.00 0.00
Property Address	700 BLOCK RIVERDALE DR	All Classes	20.000 0.00 0.00 0.00
Municipality	HB - VILLAGE OF HOBART		
School District	4613 - PULASKI SCH DIST	Legal Acres	20.000
Sanitary District	None		
Special District(s)	None		
		Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 835-R-325	View GIS Map
Tax Records Available		Tax Legal Description	
Tax Year		19.934 AC M/L	
2011		ONEIDA INDIAN RES I.C. 199 LYG S & W RR	
2012		<small>Note: May not be a full legal description</small>	
View Tax Detail		View Comments/History	
Tax Detail may take a few moments to appear			

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-1423

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information		Current Unofficial Valuation	
Parcel Number	HB-1423	Class	Acres Land Improvements Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	0.500 0.00 0.00 0.00
Property Address	RIVERDALE DR	All Classes	0.500 0.00 0.00 0.00
Municipality	HB - VILLAGE OF HOBART	Legal Acres	0.500
School District	4613 - PULASKI SCH DIST		
Sanitary District	None		
Special District(s)	None		
		Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 835-R-325	View GIS Map
Tax Records Available		Tax Legal Description	
Tax Year		0.490 AC M/L	
2011		ONEIDA INDIAN RES PRT I.C. 200 COM INT SE LINE RR & S	
2012		LINE ELY TO C/L HWY NELY ALG HWY TO RR SWLY TO BEG	
View Tax Detail		<small>Note: May not be a full legal description</small>	
Tax Detail may take a few moments to appear		View Comments/History	

5

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-1424

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information		Current Unofficial Valuation	
Parcel Number	HB-1424	Class	Acres Land Improvements Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	6.749 0.00 0.00 0.00
Property Address	RIVERDALE DR	All Classes	6.749 0.00 0.00 0.00
Municipality	HB - VILLAGE OF HOBART		
School District	4613 - PULASKI SCH DIST	Legal Acres	6.749
Sanitary District	None		
Special District(s)	None		
		Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 187-D-90	View GIS Map
Tax Records Available		Tax Legal Description	
Tax Year		6.838 AC M/L	
2011		ONEIDA INDIAN RES THAT PRT OF I.C. 200 AS DES IN 338 D	
2012		471 BCR	
View Tax Detail		<small>Note: May not be a full legal description</small>	
Tax Detail may take a few moments to appear		View Comments/History	

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-774

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information		Current Unofficial Valuation	
Parcel Number	HB-774	Class	Acres Land Improvements Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	20.750 0.00 0.00 0.00
Property Address	RIVERDALE DR	All Classes	20.750 0.00 0.00 0.00
Municipality	HB - VILLAGE OF HOBART	Legal Acres	20.750
School District	4613 - PULASKI SCH DIST		
Sanitary District	None		
Special District(s)	None		
		Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 835-R-325	View GIS Map
Tax Records Available		Tax Legal Description	
Tax Year		20.397 AC M/L	
• 2011		THAT PRT OF LOT 7 LYG S & W OF HWY & N 10 AC OF LOT	
• 2012		8 SEC 26 T24N R19E	
View Tax Detail		<small>Note: May not be a full legal description</small>	
Tax Detail may take a few moments to appear		View Comments/History	

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-775

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information		Current Unofficial Valuation	
Parcel Number	HB-775	Class	Acres Land Improvements Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	2.900 0.00 0.00 0.00
Property Address	RIVERDALE DR	All Classes	2.900 0.00 0.00 0.00
Municipality	HB - VILLAGE OF HOBART		
School District	4613 - PULASKI SCH DIST	Legal Acres	2.900
Sanitary District	None		
Special District(s)	None		
		Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 835-R-325	View GIS Map
Tax Records Available		Tax Legal Description	
Tax Year		2.873 AC M/L	
• 2011		PART OF LOT 7 SEC 26 T24N R19E & OF I. C. 200 AS DESC	
• 2012		353 D 309	
View Tax Detail		<small>Note: May not be a full legal description</small> View Comments/History	
Tax Detail may take a few moments to appear			

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-777

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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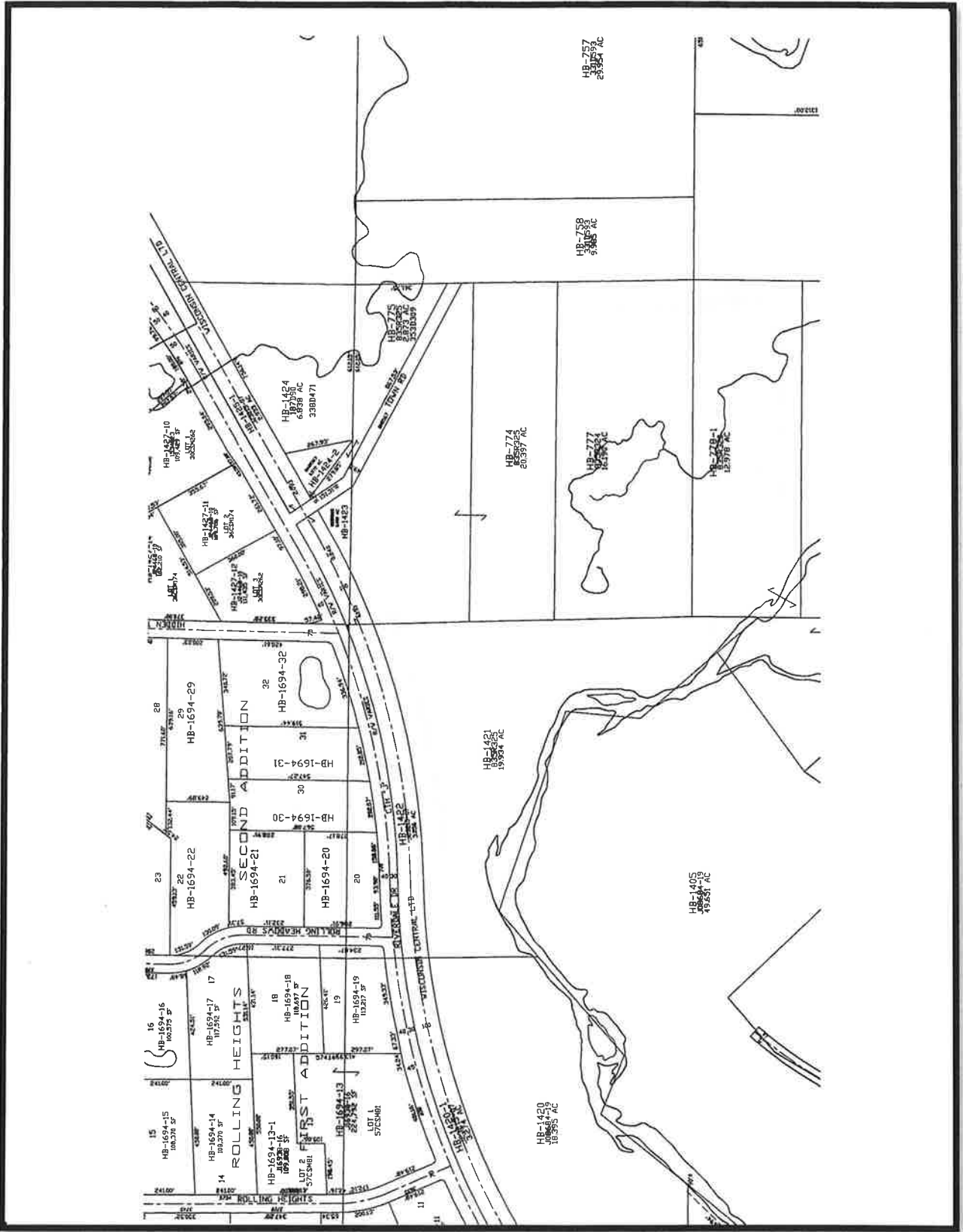
Property Information		Current Unofficial Valuation	
Parcel Number	HB-777	Class	Acres Land Improvements Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	16.000 0.00 0.00 0.00
Property Address	RIVERDALE DR	All Classes	16.000 0.00 0.00 0.00
Municipality	HB - VILLAGE OF HOBART	Legal Acres	16.000
School District	4613 - PULASKI SCH DIST	Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>	
Sanitary District	None		
Special District(s)	None		
Mailing Address Information		Reference Document	Available Maps
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 835-R-324	View GIS Map
Tax Records Available		Tax Legal Description	
Tax Year		16.190 AC M/L	
<input type="radio"/> 2011		S16AC LOT 8 SEC26 T24N R19E	
<input checked="" type="radio"/> 2012		<small>Note: May not be a full legal description</small>	
View Tax Detail		View Comments/History	
Tax Detail may take a few moments to appear			

Property Tax Record
VILLAGE OF HOBART
Brown County, Wisconsin
Parcel Number: HB-778-1

Information is as current as the postings of Saturday, May 11, 2013 at 1:40:42 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information		Current Unofficial Valuation				
Parcel Number	HB-778-1	Class	Acres	Land	Improvements	Total
Owner Name	BROWN COUNTY GOLF COURSE	E3 - EXEMPT - COUNTY	13.000	0.00	0.00	0.00
Property Address	RIVERDALE DR	All Classes	13.000	0.00	0.00	0.00
Municipality	HB - VILLAGE OF HOBART					
School District	4613 - PULASKI SCH DIST	Legal Acres	13.000			
Sanitary District	None					
Special District(s)	None					
		Values are not official until new tax bills are issued in December. <small>Note: For a specific tax year valuation, select tax year from tax records available below.</small> <small>Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.</small>				
Mailing Address Information		Reference Document		Available Maps		
BROWN COUNTY PO BOX 23600 GREEN BAY WI 54305-3600		Volume/Page: 835-R-320		View GIS Map		
Tax Records Available		Tax Legal Description				
Tax Year		12.978 AC M/L				
2011		LOT 9 SEC 26 T24N R19E				
2012		<small>Note: May not be a full legal description</small>				
View Tax Detail		View Comments/History				
Tax Detail may take a few moments to appear						



2010 Elevation contours



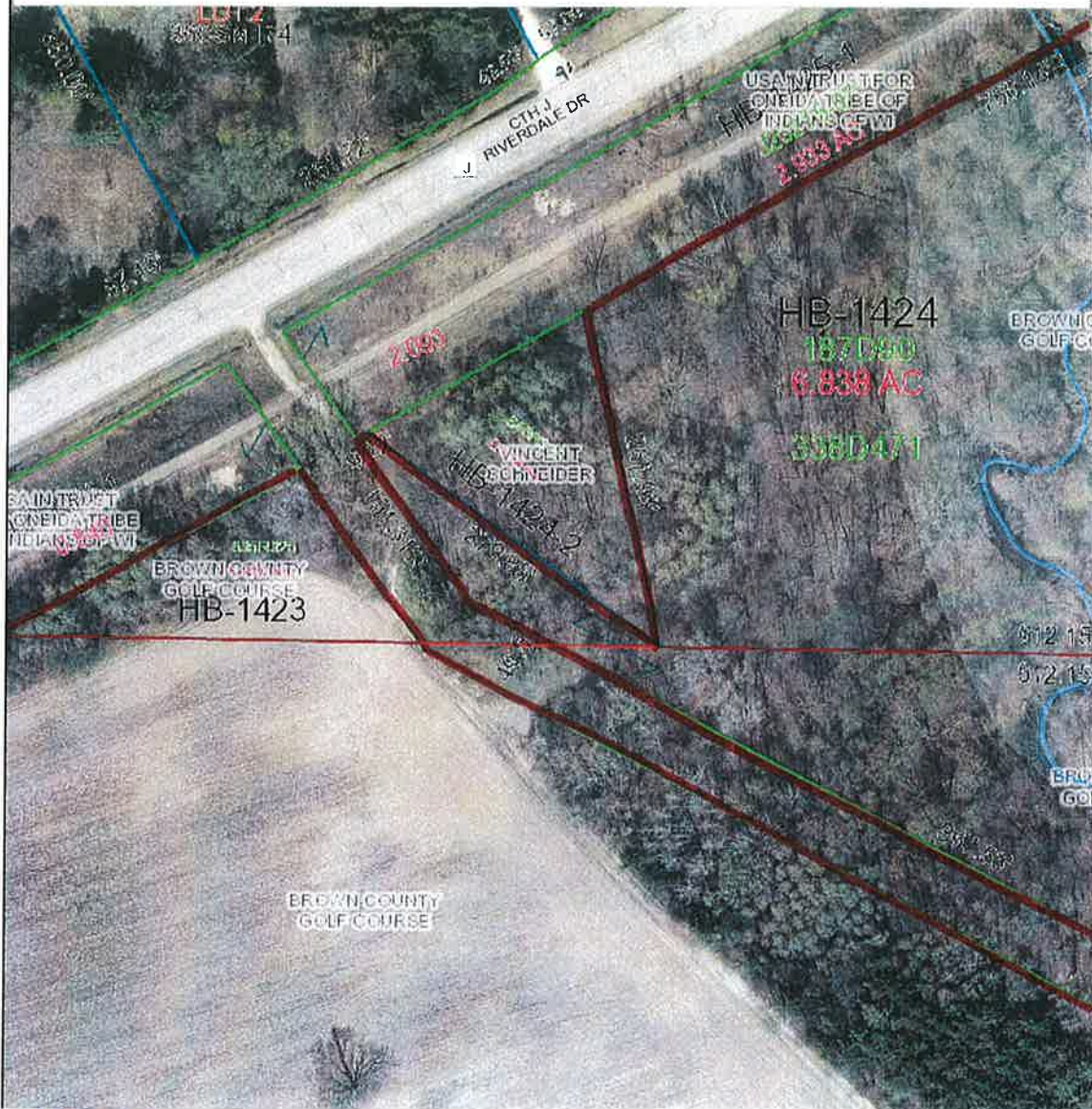
Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

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05/14/2013
Scale 1:4800

Town Road right of way



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

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05/13/2013
Scale 1:1200

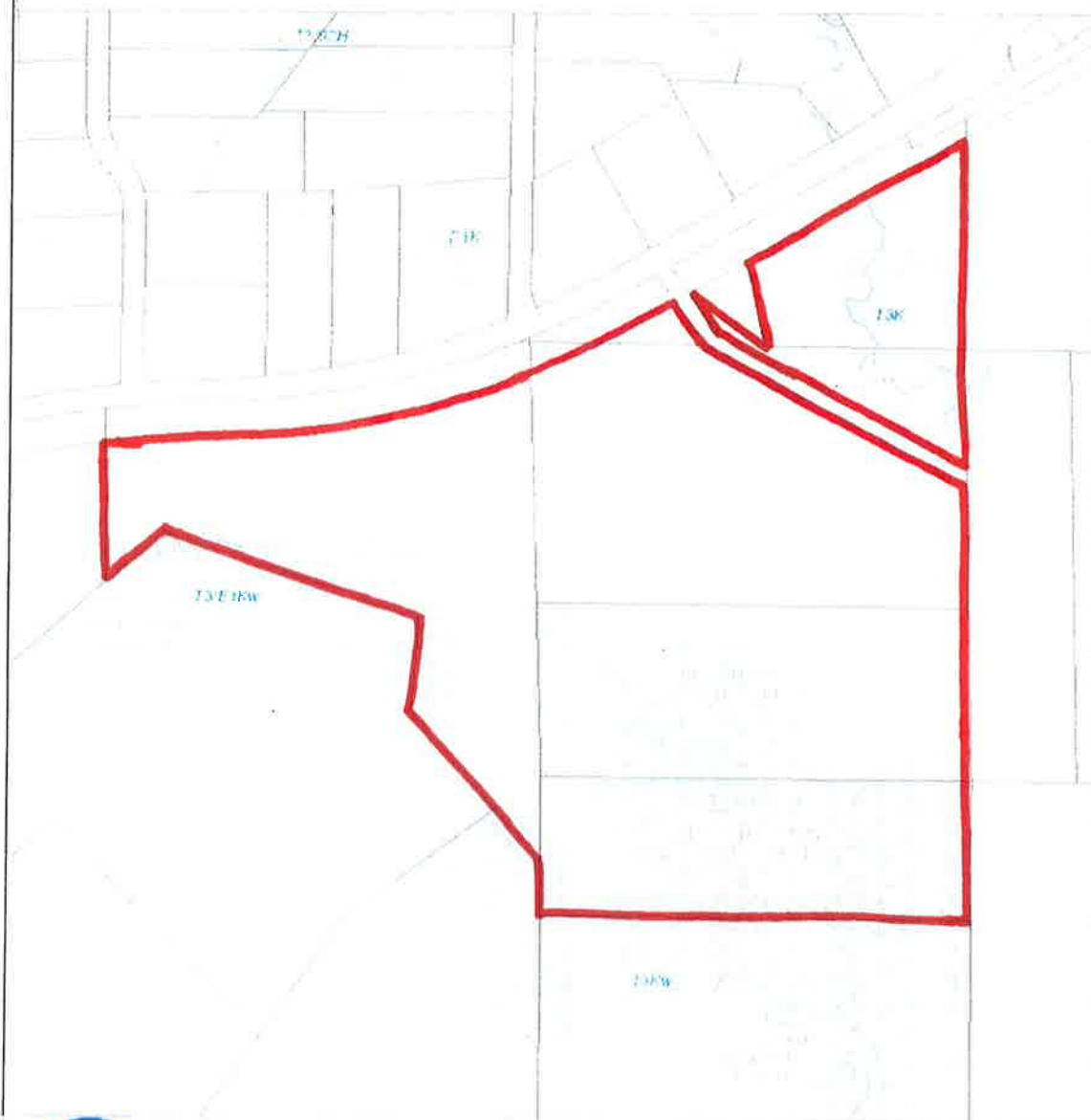
[illegible]

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

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05/13/2013
Scale 1:4800

Wetlands Map

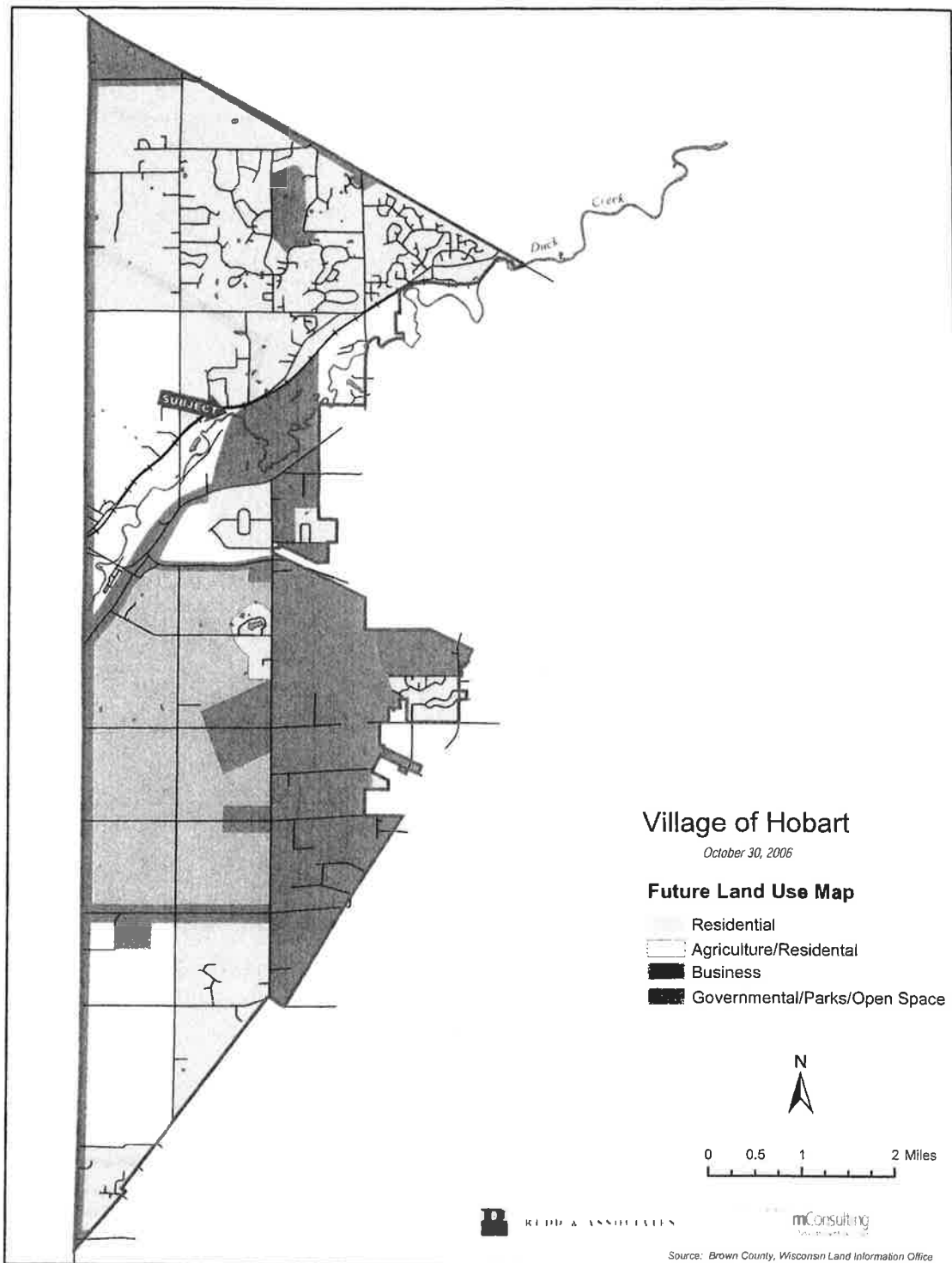


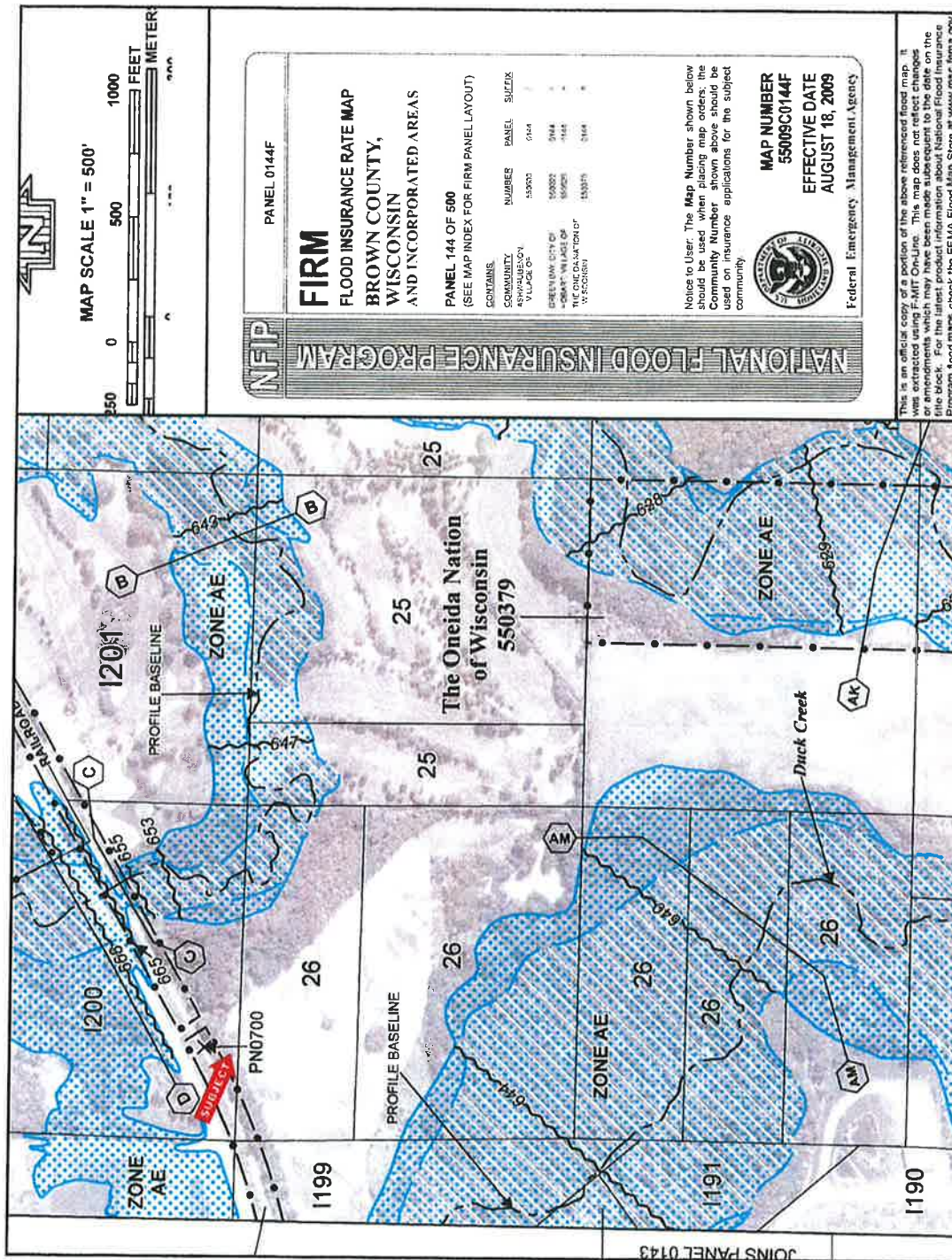
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05/13/2013
Scale 1:4800





6.010 - A-2 EXCLUSIVE AGRICULTURAL DISTRICT

Lawful uses which are pursuant to the preservation of prime agricultural land for continual farming and which are performed in a manner consistent with the requirements of this Ordinance, shall be permitted in all A-2 Districts.

The following shall apply in A-2 Districts:

A. PERMITTED USES

1. **Agriculture**, dairying, floriculture, forestry, general farming, grazing, non-retail greenhouses, hatcheries, horticulture, livestock raising, nurseries, orchards, paddocks, pasturage, poultry raising, truck farming, game **farms**, fish **farms**, wildlife sanctuaries and game preserves.
2. **Commercial feedlots** and stock **farms**.
3. **Single-family** dwellings to be occupied by a person who, or a **family** at least one (1) member of which earns a substantial part of his or her livelihood from **farm** operations on the parcel, or is a parent or child of the operator of the **farm**.

B. PERMITTED ACCESSORY USES

1. Additional **accessory structures**, necessary for the continuance of the farming operation.
2. **Home occupations**.
3. **Private garages**, carports, and driveways.
4. Private swimming pools.
5. **Satellite dish antennas** less than thirty-eight inches (38") in diameter.
6. Tool houses, sheds and other similar **buildings** used for the storage of common supplies.
7. Telephone and public utility installations, and cable television installations.

C. CONDITIONAL USES

1. Agricultural warehouses which do not conflict with agricultural uses and/or are found necessary in light of alternative locations available for such uses, or which are incidental to the **farm** operation.
2. Airfields, **airports**, and heliports, provided that they are public uses.
3. **Artificial lakes, ponds, farm ponds**.
4. **Bed and breakfast establishments**.
5. Cemeteries.
6. Colleges, universities.
7. Commercial raising of animals, such as foxes, goats, hogs, mink, and rabbits.
8. Parks, recreation sites, and golf courses if they are public (governmental) facilities.
9. Quarries, sand and gravel pits, if public facilities or incidental to the **farm** operation.
10. Railroad right-of-way and passenger depots, not including switching, storage, freight yards, or sidings which do not conflict with agricultural use and/or are found necessary in light of alternative locations available for such uses.
11. Religious institutions in the form of convents, seminaries, monasteries, churches, chapels, temples, synagogues, rectories, parsonages, and parish houses.

12. Riding academies and stables which do not conflict with agricultural use and/or are found necessary in light of alternative locations available for such uses.
13. **Roadside stands**, provided the **structure** does not cover more than three hundred (300) square feet in ground area and does not exceed ten (10) feet in height.
14. **Satellite dish antennas** larger than thirty-eight inches (38") and less than twelve feet (12") in diameter
15. Stockyards and **fur farms**.
16. Solid Fuel-Fired Heating Devices
17. Public utility and service uses, and civic buildings as follows:
 - a. Substations
 - b. Fire stations
 - c. Gas regulator stations
 - d. Police stations, public works facilities
 - e. Railroad right-of-way but not including railroad yards and shops, other than for passenger purposes.
 - f. Telephone exchanges, transmission equipment buildings and microwave relay towers.

D. PARCEL REQUIREMENTS

1. Area. Thirty-five (35) acres minimum parcel size for a **single-family dwelling**.
 - a. Exception: **Farm** operator, parents, children, and workers of the **farm** operator may locate a **single-family dwelling** on a separate **lot** containing a minimum of two and one-half (2 1/2) acres and two hundred (200) feet of **lot frontage**. A worker shall earn a substantial part of his/her livelihood from the operator's **farm**.
2. Zoning lot Frontage. Two hundred (200) feet minimum.
3. Those residential **lots** of record as of July 3, 1986 shall not be considered nonconforming.

E. HEIGHT REGULATIONS

1. Farm Structures. Sixty (60) feet maximum.*
 - a. Silos may exceed sixty (60) feet upon zoning administrator approval.
2. Residential Dwellings. Thirty-five (35) feet maximum.*

*Except as provided by 6.004, Subsection E, Height Regulations.

F. BUILDING SETBACKS

	<u>Principal Structure</u>	<u>Accessory building</u>	<u>Driveway</u>
Front Yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
Side Yard	25 feet minimum	25 feet minimum	10 feet from

			property line
Rear Yard	25 feet minimum	25 feet minimum	10 feet from property line
Corner Lot	40 feet minimum from right-of-way	40 feet minimum from right-of-way	150 feet from center line of intersection

G. BUILDING SIZE

Minimum size of residential **dwelling** shall be one thousand two hundred (1,200) square feet for a **single-family dwelling**.

H. ACCESSORY BUILDINGS

Accessory uses shall conform to district requirements and those set forth in 6.004, Subsection C, Building and Uses.

I. PARKING

Parking shall conform to the requirements as set forth in 6.017, Off-Street Parking Requirements.

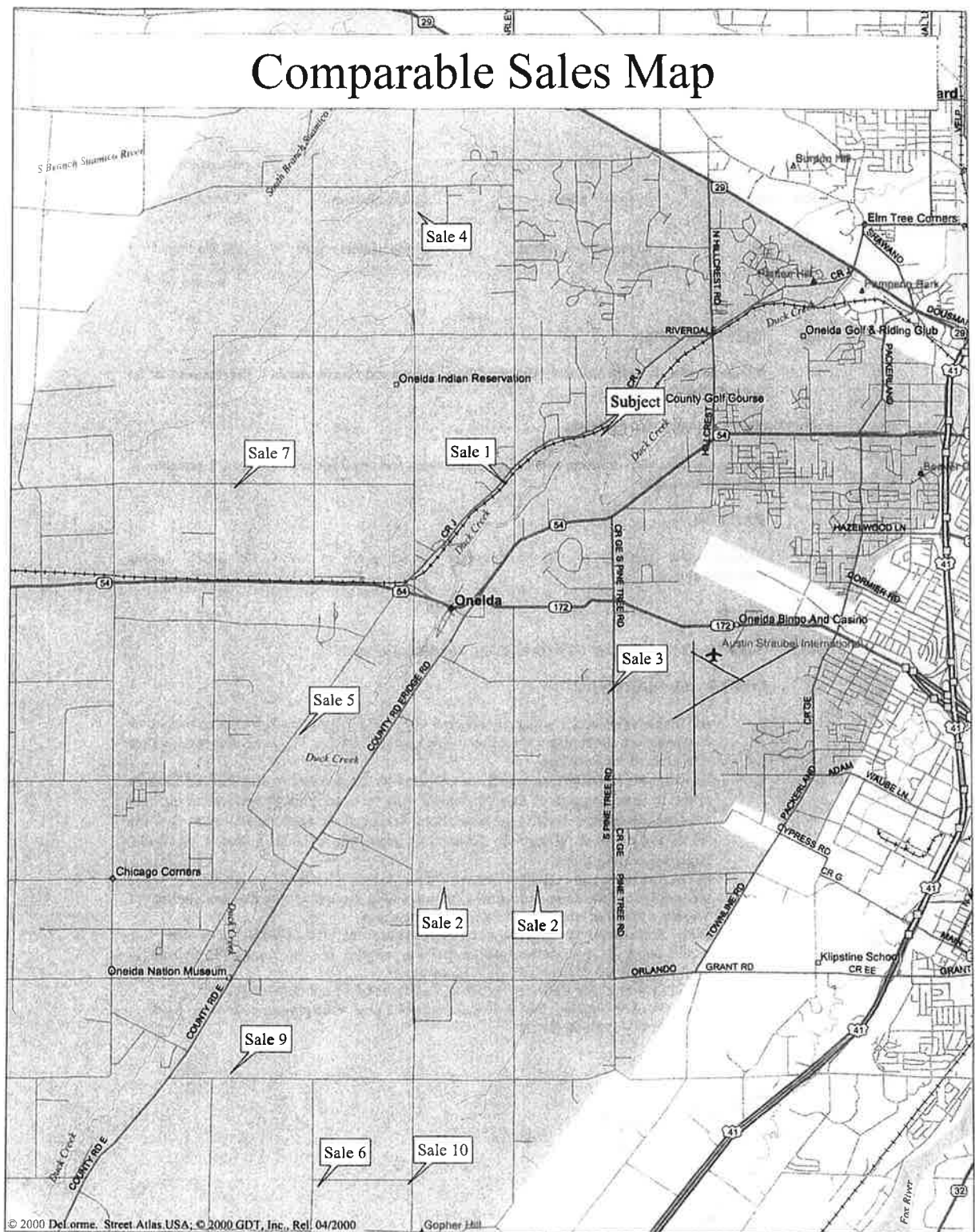
J. SIGNS

Signs shall be regulated as set forth in 6.017, Sign Regulations.

K. OTHER REQUIREMENTS

1. All future residential dwellings connected with the farming operation shall be located on a separate **lot** containing a minimum of two and one-half (2 1/2) acres and two hundred (200) feet of **lot frontage**.
2. Existing nonconforming residences located in the Exclusive Agriculture District at the time of passage of this Ordinance may be continued in residential use and may be exempted from any limitations imposed or authorized under Section 59.97 (10) of the Wisconsin Statutes or paragraphs 1, 2, 3, and 4 of 6.020, Nonconforming Uses.
3. **Farm** dwellings and related **structures** which remain after **farm** consolidation may be separated from the **farm** parcel on a **lot** containing a minimum of two and one-half (2 1/2) acres and two hundred (200) feet of **lot frontage**.
4. Other **structures** or **buildings** allowed within the A-2 District shall meet the requirements of the district and remaining articles of the Zoning Ordinance as determined by the Village Zoning Administrator.
5. Absent a permit for a special occasion, businesses may not be open to the public between the hours of 2:30 a.m. and 6:00 a.m. This provision does not apply to emergency type facilities.

Comparable Sales Map



Vogels Buckman

APPRAISAL GROUP, INC.

April 24, 2013

Scott Anthes
Brown County Golf Course

RE: Appraisal of 79 +/- acres of vacant land located on County J/Riverdale Drive south of the golf course for the Brown County Golf Course

Dear Mr. Anthes:

At your request, the following proposal is being provided. The appraisal of the above captioned property will be for the purpose of forming a market value opinion of the fee simple interest in the property.

It is my understanding that the function of the appraisal will be for potential marketing. The intended user will be the Brown County Golf Course.

The appraisal will be done in accordance with the Uniform Standards of Professional Appraisal Practice. A summary report will be provided in a narrative format. It is anticipated that the value opinion and report can be completed by no later than May 24, 2013. The fee to complete the appraisal will not exceed \$1700. Unless otherwise agreed, two original copies of the appraisal will be provided.

Thank you for the opportunity to be of service. Please confirm your understanding of the assignment, the timing and the fee by returning a signed copy of this letter.

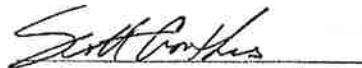
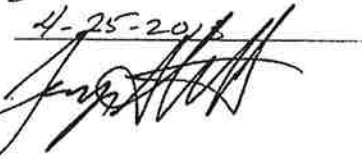
Sincerely,



Greg Fenendael
Wisconsin Certified
General Appraiser #1220-10

Acknowledged, agreed and accepted by:

Date:


4-25-2013


2005 S. Webster Ave.

Green Bay, WI 54301

(920) 437-1717

Fax: (920) 437-8897

APPRAISAL QUALIFICATIONS

Greg Fenendael
Wisconsin Certified General Appraiser #1220-10
Vogels Buckman Appraisal Group, Inc.
2005 S. Webster Avenue
Green Bay, WI 54301
E mail: gregf@vogelsbuckman.com

EDUCATION

Graduate of the University of Wisconsin - Green Bay

Bachelor of Science Degree - 1991

Graduate Studies at the University of Wisconsin - Green Bay - 1993-1994

Successfully completed the following courses and seminars:

Appraisal Principles (Course 110) - 7/94

Appraisal Procedures (Course 120) - 7/94

Standards of Professional Practice A - 10/94

Residential Property Construction and Inspection - 10/95

Appraising from Blueprints and Specifications - 11/95

Multifamily Appraisal Report Writing- 12/95

Depreciation Seminar - 12/95

Data Confirmation & Verification Methods - 1/96

Appraisal Institute Seminar on E-Mail & the Internet - 4/96

Alternative Residential Reporting Forms - 11/96

Fair Lending and the Appraiser - 2/97

Appraising Unique Residential Properties - 10/97

Appraising Special Purpose Properties - 10/97

Residential Case Study (Course 210) - 7/98

Eminent Domain - 9/98

FHA Appraisal & Construction Standards - 12/98

USPAP 98 - 12/98

Supporting Sales Comparison Grid Adjustments - 8/99

Apartment Appraisal Concepts and Applications (Course 330) - 11/99

Valuation of Detrimental Conditions - 11/00

Real Estate Fraud - 3/01

Basic Income Capitalization (Course 310) - 7/01

Uniform Standards of Professional Appraisal Practice - 10/01

Appraisal Review - Residential - 5/02

USPAP Review - 3/03

Residential Construction - 6/03

Supporting Capitalization Rates - 9/03

Appraising Environmentally Contaminated Properties - 11/03

Predatory Lending - Crossing the Line - 11/03

Real Estate Fraud: The Appraiser's Responsibilities and Liabilities - 12/04

Sorting Out Updates, Recerts., Retypes, New Assignments and More - 5/05

The Professional's Guide to the URAR - 9/05
USPAP Update - 10/05
Internet Resources for Appraisers/Sales Comparison Techniques - 10/06
WisDOT Appraisal Procedures and Practices - 5/07
USPAP Update - 11/07
Appraisal Trends - 12/07
Valuation of Detrimental Conditions in Real Estate - 12/07
Keeping Current – Six Things You Need to Know for 2009 – 11/08
2008-2009 National USPAP Update Course – 10/09
Current Issues in Appraising – 11/09
Advanced Internet Search Strategies – 12/09
Demystifying Income Property Appraising – 10/10
Appraising 2-4 and Multifamily Properties – 10/11
National USPAP Update Course– 11/11
Analyzing Operating Expenses – 11/11
Appraiser Ethics – 11/12

GENERAL EXPERIENCE

June 1995 to present - Real Estate Appraiser
Vogels Buckman Appraisal Group, Inc.
January, 1994 to May of 1995 - Research Specialist, Multiple
Listing Service Coordinator
Vogels Buckman Appraisal Group, Inc.
August, 1993 to December, 1993 - Loan Processing Department
Security Bank, Green Bay
February, 1993 to July, 1993 - Cost Accounting Department
Grace Tec Systems, De Pere
May, 1992 to November, 1992 - Assistant Crop Manager
Progenix Corp., Wausau

STATE CERTIFICATION

Wisconsin Certified General Appraiser #1220-10
Expires 12/14/2013

REAL ESTATE APPRAISAL EXPERIENCE

Market value for acquisition purposes, financing, partial interests, tax appeal, foreclosure, etc.
Condemnations for both condemning authorities and condemnees in takings for roadways,
redevelopment and parkland.
Values for insurance purposes.
Evaluations and analysis for various decision-making situations.
Relocation appraisals on the ERC form. Pre-purchase appraisals for incoming transferees.

CLIENTS SERVED

Financial Institutions

Affiliated Mortgage
AAA Mortgage Corp.
Aames Home Loan
ABNET
Accent Mortgage
Access Mortgage
Advanta Mortgage
Affiliated Mortgage
Agri Bank
All American Mortgage
Alliance Mortgage
Anchor Bank
Associated Bank
Associated Mortgage
Assured Mortgage
Atlas Mortgage
Banc One Mortgage Corp.
Bank One
Bank Mutual
Baylake Bank
Bengston Mortgage Specialists
Brown County Emp. Credit Union
Capital Bank
Castle Mortgage
Cityscape Mortgage
CLT Appraisal Services
CMA Mortgage
Community Bank of Central WI
Consumer Security Mortgage
Countrywide Funding
Crossland Mortgage Corp.
Crozier & Henderson Mortgage
Denmark State Bank
Employees Mutual Savings
F & M Bank
Farm Credit Services
First Federal Savings Bank
First Financial Bank
First Financial Concepts
First Illinois National Bank
First Northern Savings Bank
First of America Mortgage
Five Star Home Mortgage

Five Star Financial Services
Fleet Management and Recovery
Fleet Mortgage
Fox Cities Bank
Fox Communities Credit Union
Fox Valley Savings
GMAC Mortgage Corp.
Greenleaf Wayside Bank
Greentree Mortgage
Heritage Mortgage
Horizon Mortgage Corp.
IBM Credit Union
Industry Mortgage
Knutson Mortgage
M&I Bank
Monona State Bank
Navy Federal Credit Union
NBD Mortgage
Nicolet Bank
North Shore Bank
Oceanmark Financial
Option One Mortgage
Ozaukee Bank
PHH Mortgage Corp.
Samboy Financial
Security Bank
Southeast Wisconsin Mortgage
St. Francis Bank
Superior Home Mortgage Co.
TCF Bank
The William Block Co.
Union State Bank
Universal Mortgage Corp.
U.S. Bank
Wells Fargo Bank

Governmental

U.S. Government - IRS

State of Wisconsin - DOT, DNR

Relocation Companies

Prudential Relocation

Weichert Relocation

GMAC Relocation

Circuit City

Executive Relocation

Procter and Gamble

Corporate Relocation Services

Midwest Relocation

Remax Relocation

StoraEnso

ReloAction

WHR Group

Burnett Relocation

Cross Country Relocation

National Residential Inc.

Nabisco Relocation

Meridian Mobility Resources

ReloSource

Pinnacle Group

Valuation Administrators

Relocation Center

Michelin North America

AMCO

Associates Relocation Management Co., Inc.

Plus Relocation Services

Relocation Resources

Various private investors, attorneys, individuals, corporations, estates and others.

APPRAISAL QUALIFICATIONS

Mary Buckman, SRA
Wisconsin Certified General Appraiser #46-10
Vogels Buckman Appraisal Group, Inc.
2005 S. Webster Avenue
Green Bay, Wisconsin 54301
E mail: maryb@vogelsbuckman.com

EDUCATION

Successfully completed the following courses/seminars:

Introduction to Appraising Real Property (Course 101)
Principles of Income Property Appraising (Course 201)
R-2 Examination (Case Study of a Residential Property)
Wisconsin Real Estate Brokers License - 1983
Lotus 1-2-3 in the Appraisal Office - June, 1989
Professional Practice Seminar - November, 1989
Instructor's Clinic, 101 Course - June, 1990
Floodplain Seminar, Milwaukee - July, 1990
2-4 Family Seminar, Milwaukee - September, 1990
Professional Practice Seminar - February, 1991
Employee Relocation Seminar, Chicago - July, 1991
Wisconsin Realtors Assn. Seminars (4) - April, 1992
Rural Properties (MGIC) - October, 1992
Appraisal of Complex Residential Properties - Jan., 1993
Professional Practice Seminar - Parts A&B - March, 1993
Real Estate Negotiation for Gov't Agencies - April, 1993
Current Standards of Professional Practice Seminar;
Under the Microscope: Environmental Checklists - July, 1993
Uniform Residential Appraisal Report Seminar - Sept., 1993
Appraisal Training for Eminent Domain - October, 1993
National Assn. of Homebuilders Convention, January, 1994
Appraising Apartments - February, 1994
ERC Relocation Appraisal Seminar, San Antonio - May, 1994
Attendance at the Appraisal Institute National Conference July of 1994/Chicago
Understanding Limited Appraisals-Residential Seminar
How to Appraise FHA Insured Property - May, 1995
Appraising from Blueprints and Specs - November, 1995
Rates, Ratios, & Reasonableness-Part II, April, 1996
ERC Relocation Appraisal Seminar, Las Vegas, May, 1996
Special Purpose Properties Seminar - September, 1996
Alternative Residential Reporting Forms - November, 1996
Fair Lending and the Appraiser - February, 1997
Department of Veterans Affairs/FED VA Seminar - April, 1997
Appraisal Office Management - February, 1998
Internet Search Strategies - May - 1998
Eminent Domain - September, 1998

Fundamentals of Relocation Appraising - February, 1999
 Highest and Best Use - Residential - June, 1999
 Appraisal of Manufactured Housing - June, 1999
 Standards of Professional Appraisal Practice - Sept. 1999
 Apartment Appraisal Concepts and Applications (Course 310) - November, 1999
 Mark to Market: Update on New Policies/Section 8 properties - July, 2000
 Mergers and Acquisitions in the .com age - July, 2000
 Real Estate Fraud - April, 2001
 Online Internet Search Strategies for R.E. Appraisers - April, 2001
 Uniform Standards of Professional Appraisal Practice - October, 2001
 Appraisers and the Gramm-Leach-Bliley Act - November, 2001
 Factory Built Housing - December, 2001
 Information Technology and the Appraiser - December, 2001
 Uniform Standards of Professional Appraisal Practice - March, 2003
 Supporting Capitalization Rates - September, 2003
 Appraisal Institute - Screening Training - November, 2003
 Appraising Manufactured Housing - Update - December, 2003
 Construction Details and Trends - December, 2003
 FED VA Training Seminar - March, 2004
 Real Estate Appraisal - DNR Appraisal Guidelines - May, 2004
 Uniform Standards of Professional Appraisal Practice - 15 hours - June, 2004
 Course 420 - Business Practices and Ethics - December, 2004
 Site To Do Business Seminar - June, 2005
 Professional's Guide to the Uniform Residential Appraisal Report – September, 2005
 Appraisal Procedures and Practices – Wisconsin DOT, May, 2007
 Valuation of Conservation Easements – Denver, CO – October, 2007
 Uniform Standards of Professional Appraisal Practice – November, 2007
 FHA and the Appraisal Process – November, 2008
 Eminent Domain and Condemnation – December, 2008
 Uniform Appraisal Standards for Federal Land Acquisitions – March, 2009
 Business Practices and Ethics – April, 2009
 Online Rates and Ratios: Making Sense of GIMs, OARs and DCF – July, 2009
 Uniform Standards of Professional Appraisal Practice – November, 2009
 Condemnation Appraising: Principles and Applications AI Course 715GRE –
 August, 2010
 The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac – August, 2011
 2012-2013 7-hour National USPAP Update Course – November, 2011
 Condemnation Appraisal Symposium – May, 2012
 The National Association of Realtors Code of Ethics Course – November, 2012

As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

GENERAL EXPERIENCE

1975-1976	First Northern Savings & Loan Assn. Mortgage Loan and Banking Departments
1976-1980	Appraisers Inc. of Green Bay-Secretary
1980-1989	Real Estate Appraiser - Appraisers Inc. of Green Bay
8/1/89-12/7/2011	Owner – Vice-President of Vogels Buckman Appraisal Group, Inc. Full time Real Estate Appraiser
12/8/2011 – present	Owner- President of Vogels Buckman Appraisal Group, Inc. Full Time Real Estate Appraiser

PROFESSIONAL ORGANIZATIONS

Appraisal Institute - **SRA** (Senior Residential Appraiser) Designation (1989)
1997-99 - Education Chair, WI Chapter of the Appraisal Institute
1999-08 - Screener for the Appraisal Institute National Experience Review Committee
1996-03 - Regional Representative Region III, Appraisal Institute
1996-98 - Member of Region III Ethics and Counseling Panel
1995 - Committee member - Wisconsin Chapter of the Appraisal Institute Steering Committee
for Unification
1995 - Public Relations Chairman - Northeast Wisconsin Chapter of the Appraisal Institute
1992 - Chapter President - Northeast Wisconsin Chapter
2002 - Director, Wisconsin Chapter of the Appraisal Institute
Brown County Home Builders Association - Board Member, 1994-96, 2002, 2003, 2006, 2007
BCHBA Associates Advisory Chairperson – 1998
National Association of Home Builders Life Spike Club
Brown County Multi-family Association – Committee Chair 2006-2007
Brown County Home Builders Auxiliary - President, 2002-2003
Realtors Association of Northeast Wisconsin
Wisconsin Realtors Association
Apartment Association of Northeast Wisconsin – Previous Member and Director

STATE CERTIFICATION

Wisconsin Certified General Appraiser #46-10 September 30, 1991
Expires 12/14/2013

REAL ESTATE APPRAISAL EXPERIENCE

Vacant land including residential lots and subdivision analysis. Multi-family lots and tracts for development. Residential, commercial, industrial, agricultural, recreational, water frontage, marsh and wasteland.

Total taking and partial taking condemnation appraisals, including those with severance damage and/or special benefits.

Total and partial acquisition appraisals for potential acquisition and/or grant purposes for municipalities, conservation groups and the Wisconsin Department of Natural Resources.

Appraisals for conservation easements and various other easements, temporary and permanent.

Total and partial acquisition appraisals for airports and the Federal Aviation Administration.

Appraisals for non-cash charitable contributions (conservation easements) for property owners and the Internal Revenue Service.

Proposed construction: single-family homes, duplexes, multi-family apartments and condominiums.

Improved properties: numerous residential properties including: one, two and multi-family buildings and condominiums.

TYPES OF APPRAISALS

Market value for acquisition purposes, condemnation and eminent domain, grants, financing, partial interests, tax appeal, foreclosure, etc.

Condemnations for both condemning authorities and condemnees in takings for roadways, redevelopment and parkland.

Valuation for conservation easements.

Values for insurance purposes.

Evaluations and analysis for various decision-making situations.

Relocation appraisals on the ERC form. Pre-purchase appraisals for incoming transferees.

TESTIMONY

Has testified as an expert witness in Courts in Brown County, Shawano County and Kewaunee County as well as before Boards of Appeal and Condemnation Commissions.

CLIENTS SERVED

Governmental

U. S. Government - Internal Revenue Service

State of Wisconsin: Department of Transportation, Bureau of Aeronautics, Department of Natural Resources, University System

Cities of Green Bay, De Pere, Menasha and Appleton, Town of Grand Chute, Villages of Allouez, Bellevue, Ashwaubenon and Sister Bay, Towns of Ledgeview and Liberty Grove

The Ridges Sanctuary; Northeast Wisconsin Land Trust; Door County Land Trust

Door County and Brown County Parks Department, Green Bay Metropolitan Sewage District

Financial and Lender Clients

Accurate Valuations

Anchor Bank

Associated Bank

Associated Mortgage

Bank First National

Bank Mutual

BMO Harris Bank

Business Lending Group

Citizens Bank

Commerce State Bank

Community First Credit Union

Farmers & Merchants Bank

First Business Bank

First National Bank

Greenstone Farm Credit Services

Harris Trust and Savings Bank

Heartland Business Bank

Investors Community Bank

JohnsonBank

JPMorgan Chase Bank

Landmark Credit Union

M & I Bank

Nicolet National Bank

North Shore Bank

PCM Employees Credit Union

The Business Bank

Tri-City National Bank

US Bank

Water Stone Bank

Wisconsin Community Bank

Wolf River Community Bank

Various relocation companies, private investors, attorneys, individuals, corporations and estates.

Brown County Golf Course Project list

1. New forward tee boxes
2. Bunker Renovation
 - a. Move green side bunkers closer to the greens
 - b. Remove some that are out of play
 - c. Reshape/new sand in others
3. Extend cart paths so they run the entire course
4. Drain tile in all fairways
 - a. Level Fairways at the same time
5. Tree removal /Grind stumps
 - a. Greens
 - i. #4
 - ii. #11
 - iii. #12
 - b. Tees
 - i. #2
 - ii. #12 Ladies
 - iii. #13
6. New scoreboard
7. Chemical/Fertilizer building
8. Landscape beds reworked/rebuilt
 - a. New plantings
 - b. New mulch
 - c. New Bricks/edgers
9. Replace fairway irrigation heads
10. Parking lot resealed and repainted
11. New Driving Range
12. Permanent bridge #9
13. Sod all fairway perimeters

Ed & Rec Committee

Thursday, June 6, 2013

CENTRAL LIBRARY PROJECTS UPDATE

Elevator Modernizations

Approvals: Have PD&T and County Board approvals
Budget: \$648,000
Low bid: \$323,450
Scope: Replace controllers, power units, door operation, signal fixtures and hydraulic cylinders
Contractor: Schindler Elevator
Next Steps: Held May 2, 2013 pre-contract signing meeting with Schindler Project Manager to discuss Owner concerns, project concerns, milestone dates and challenges. Schindler is booking job this week. Expect signed contract from Schindler by Friday, June 14. Can start work as early as mid-August.

Main Disconnect Switchgear Replacement

Approvals: Have PD&T and County Board approvals and signed contract
Budget: \$50,000
Low bid: \$46,561
Scope: Replace original main disconnect switchgear
Contractor: Stiegler Electric, Green Bay
Next Steps: Held May 8, on-site, pre-replacement meeting to discuss and plan project milestone dates and challenges. Planned shutdown is June 29/30 with July 13/14 as backup dates. Equipment is on order. Stiegler to confirm delivery date.

Rooftop Condenser & Disconnect Replacement

Approvals: Have PD&T and County Board approvals and signed contract
Budget: \$15,200
Low bid: \$22,215
Scope: Replace existing rooftop condenser and disconnect switch for third floor HVAC
Contractor: Idealair Heating & Cooling, DePere
Next Steps: Complete as of May 2, 2013. The rooftop condenser system has been punch listed, started up and currently operating with no problems. Electrical punch list items are completed. Other minor punch list items are WIP. Project is 99.9% complete.

Arch Flash Study

Approvals: PD&T and County Board approvals not required
Budget: \$26,000
Low bid: \$8,750
Scope: Inspect electrical equipment for condition, function and arch flash potential
Contractor: Raasch Engineers & Architects, Green Bay
Next Steps: Schedule study to follow completion of main disconnect switchgear replacement.

NEW ZOO*Brown County*4418 REFORESTATION ROAD
GREEN BAY, WISCONSIN 54313PHONE (920) 434-7841 ext. 2405
E-MAIL KAWSKI_AJ@CO.BROWN.WI.US

ANGELA KAWSKI-KROENING

EDUCATION & VOLUNTEER PROGRAMS COORDINATOR

**NORTHEASTERN WISCONSIN ZOO
EDUCATION AND VOLUNTEER PROGRAMS REPORT
APRIL 2013**

Volunteer Hours

	Opportunity	2012 Hours
	Education Program	1
162.75	Giraffe Stand	186.75
44	Horticulture	140
32.25	Husbandry	80.5
	Mayan	19.75
6.75	Office Help	34.5
250	Special Events	793
29	Special Projects	24.5
20.25	Visitor Center	41.75
	Zoomobile	--
25.25	Zoo Watch	11.25
570.25	Total Hours	1333
657	Intern Hours	57.5

Off-Site Programs (Zoomobiles)

4/9 Heritage Elem School → \$150

4/8 Fast Trackers 4H → \$175

4/6 Hutto Birthday Party → \$150

Total = \$475 (versus \$300 in 2012)**On-Site Programs**

4/27 Daisy Troop → \$20

4/27 Birthday Encounter → \$60

4/27 Birthday Encounter → \$30 est

4/26 Girl Scouts Zoo Snooze → \$450

4/24 Denmark High School → \$82

4/19 Brownies → \$20

4/15 Danz Elem → \$200

4/6 Daisy Troop → \$34

4/5 Bear Den → \$40

4/3 Zookeeper Adventure → \$204

Total = \$1,140 estimated (versus \$155 in 2012)**Special Projects/Things to Note**

- Completed majority of interviews for Summer Interns

NEW ZOO

Brown County



4418 REFORESTATION ROAD
GREEN BAY, WISCONSIN 54313

ANGELA KAWSKI-KROENING

PHONE (920) 434-7841 ext. 2405
E-MAIL KAWSKI_AJ@CO.BROWN.WI.US

EDUCATION & VOLUNTEER PROGRAMS COORDINATOR

NORTHEASTERN WISCONSIN ZOO EDUCATION AND VOLUNTEER PROGRAMS REPORT MAY 2013

Volunteer Hours

2013 Hours	Opportunity	2012 Hours
-	Education Program	2.5
200	Giraffe Stand	193.25
122.5	Horticulture	294
86	Husbandry	94.25
	Mayan Restaurant	31
9.25	Office Help	18.25
20.25	Special Events	12.75
45	Special Projects	67
45	Visitor Center	65.5
51.75	Zoo Watch	22.5
579.75	Total Hours	801
1054	Intern Hours	393

Off-Site Programs (Zoomobiles)

5/31 Forest Glen Elem → \$200

5/29 St John Lutheran School → \$192

5/13 Hillcrest Primary School → 250

5/31 CPFK Daycare → \$215

5/21 Prince of Peace School → \$275

5/11 Wester birthday Party → 200

Total = \$ 1,332

versus \$0 in 2012

On-Site Programs

5/30 Bay City Baptist → \$100 est

5/30 Fullar Elem → \$140 est

5/29 Washington Elem → \$110 est

5/24 Brownies/Daisy Scouts → \$34

5/24 Zookeeper Adventure → \$204

5/23 Jacob Shapiro School → \$120 est

St John Lutheran Schools → \$240 est

5/14 St Pauls School → \$30 est

5/11 Daisy Girl Scouts → \$32

5/30 Washington Middle → \$30

5/29 Bridges Virtual Acad → \$100 est

5/28 St Paul Lutheran School → \$60 est

5/24 Lena Elem → \$70 est

5/23 Jefferson Elem → \$68

5/23 Sugar Bush Elem → \$48

5/17 Wisconsin International School → \$110

5/14 Spring Road School → \$150 est

5/10 Aldo Leopold School → \$60 est

5/9 St Paul Lutheran → 48

5/4 Webelos Group → \$28

5/4 Girl Scout Troop → \$48

5/2 LB Middle School → \$100 est

5/1 Christ Luth Church → \$34

5/23 Notre Dame Elem → \$100 est 5/21

5/16 Manitowoc Sr Center → \$60

5/11 Birthday Encounter → \$26 est

5/10 Providence Academy → \$102

Total = \$2,252 approximately (vs. approx. \$1350 in 2012)

Miscellaneous/Things to Mention

- New Education – Dustin Herrmann – started on May 7th
- Summer Interns started for the season; currently have eleven working in the Education Department!

Northeastern Wisconsin Zoo

Has earned Travel Green Wisconsin Certification

Total Certified Points = 62
May 2013

Highlights/Innovative Best Practices:

- Lights are timed and/or occupancy sensors are used.
- Toilet tissue, paper towel and printer paper are post consumer products.
- Biodegradable trash bags are used.
- Projects to rehabilitate degraded lands are in place, including a recent project with educational signage establishing a buffer strip along Hallers Creek.
- Rainwater/Storm water that is collected onsite is utilized for irrigation, and educational purposes.

Travel Green Wisconsin is a voluntary green travel certification created by the Wisconsin Department of Tourism. It encourages tourism businesses to evaluate their operations, set goals, and take specific actions towards environmental, social and economic sustainability.

www.travelwisconsin.com



PARK MANAGEMENT

Brown County

2024 LAKEVIEW DRIVE
SUAMICO WI 54173

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MATTHEW M. KRIESE
PARK SUPERVISOR

Media Contact Only: Matt Kriese (920-434-2824)

Press-Release: Announcing the Addition of an Action Trackchair at the L.H. Barkhausen Waterfowl Preserve

The L.H. Barkhausen Waterfowl Preserve, a Brown County Park, has raised the nearly \$11,000 to purchase an Action Trackchair for use at the preserve. The entire funding came from local organizations and foundations who believed in our mission of providing access to the park for everyone in the community.

The Action Trackchair is a type of off-road wheel chair that utilizes a tracked propulsion system for maneuvering over rough ground, grass, mud, snow and just about any other natural "flooring" at Barkhausen!

It is extremely easy to operate and even children visiting with their school will be able to join their class as we explore the natural world.



A Barkhausen visitor gives the Action Trackchair a trial run (and a big thumbs up!) on the preserve grounds last spring.

The chair will be available for on-site use at the park, **free of charge**, to any one visiting during business hours or attending one of many public outdoor educational programs. Individuals can reserve the chair by calling the park at 920-434-2824.

**Please help us spread the word by publishing this release or attending our dedication day on June 11, 2013 at 10:00 a.m. The local donors will be invited to attend this day as well.*

Thank you, and we look forward to spreading the word about this great community asset!

Directions to Barkhausen:

2024 Lakeview Drive, Suamico, WI 54173

Take Hwy. 41/141 North of Green Bay 4.5 miles to Lineville Road exit, turn right(east) on Lineville Road to the intersection with Lakeview Drive, turn north onto Lakeview Drive. Park entrance is about half mile ahead on the right.